

The Planning Board for the Town of Derry held a public meeting on Wednesday, September 02, 2015, at 7:00 p.m., at the Derry Municipal Center (3rd Floor Meeting room) located at 14 Manning Street in Derry, New Hampshire.

Members present: David Granese, Chairman; John O'Connor, Vice Chairman; Michael Fairbanks, Secretary; Mark Osborne, Town Council Representative; Randy Chase, Administrative Representative; Frank Bartkiewicz, Lori Davison, Jim MacEachern (7:05 p.m.), Members; Marc Flattes, Alternate

Absent: Mirjam Ijtsma

Also present: George Sioras, Planning Director; Elizabeth Robidoux, Planning Assistant

Mr. Granese called the meeting to order at 7:00 p.m. The meeting began with a salute to the flag. Mr. Granese noted the emergency exits, the location of meeting materials and introduced the Board members and staff.

Mr. Flattes was seated for Mr. MacEachern

Escrow

#15-20

Project Name: CLM Parking Expansion
Developer: Center for Life Management
Escrow Account: Same
Escrow Type: Letter of Credit
Parcel ID/Location: 08079, 10 Tsienneto Road

The request is to approve a release in the amount of \$9,720.00 for the above noted project. The amount to retain is zero. This is the final release.

Motion by O'Connor, seconded by Flattes to approve as presented. The motion passed with all in favor.

Minutes

The Board reviewed the minutes of the August 19, 2015 meeting.

Motion by O'Connor, seconded by Flattes to approve the minutes of the August 19, 2015 meeting as written. The motion passed with O'Connor abstained.

Correspondence

Mr. Fairbanks reported the members have received the schedule for the Law Lecture Series. NH DOT has forwarded a list of the dates, times and locations of public meetings that will be held throughout New Hampshire for review of the Ten Year Highway Plan. Meridian Land Services has forwarded qualifications and has asked to be considered as a third party review consultant for plans that come before the Board.

Other Business

Mr. Sioras advised the Town Council approved the most recent zoning amendment which amended the word “circumference” to “radius” in relation to the building height requirement for multifamily developments. On September 14, 2015, at 7:00 p.m. there will be training available for Board and Commission members with regard to 91-A. The training is being provided by the New Hampshire Municipal Association and will be held in the 3rd Floor meeting room of the Derry Municipal Center.

Public Hearing

Charles & Roberta Coviello
PID 56010, 45 North Shore Road
Thomas & Virginia Legare
PID 56009, 47 North Shore Road
Acceptance/Review, Lot Line Adjustment

Mr. Sioras provided the following staff report. The purpose of the plan is for a lot line adjustment between 45 and 47 North Shore Road. No department signatures are required, nor are there any waivers requested. No state permits are required. Staff would recommend approval of the plan.

Neal McCarthy of Promised Land Survey presented for the applicants. Back in 1994 the town had approved a lot line adjustment between these two parcels. Over the years, the owners have wanted to move the line because of its proximity to the driveway. The total adjustment area is 35 square feet. They will hold the existing lot line towards the rear and adjust the line closer to the frontage. Mr. Fairbanks asked what changed between the 1994 approval and today to necessitate the request. Mr. McCarthy explained that over years of use, the owners have found that when they are pushing snow off 45 North Shore, they are pushing and storing the snow on 47 North Shore. Moving the line the 2.4 feet will allow them to keep the snow on their own property.

Mr. MacEachern entered the meeting.

Motion by O'Connor to open the public hearing, seconded by Bartkiewicz. The motion passed with all in favor and the floor was open to the public.

There was no public comment.

Motion by O'Connor, seconded by Flattes to close the public hearing. The motion passed with all in favor and review of the plan came back to the Board.

Motion by O'Connor to accept jurisdiction of the lot line adjustment plan before the Board for Charles & Roberta Coveillo, PID 56010, 45 North Shore Road and Thomas & Virginia Legare, PID 56009, 47 North Shore Road. Bartkiewicz accepted the motion.

Chase, Davison, Osborne, O'Connor, Flattes, Bartkiewicz, Fairbanks and Granese voted in favor and the motion passed.

Motion by O'Connor, seconded by Bartkiewicz to approve pursuant to RSA 676:4, III, Expedited Review, with the following conditions: subject to owners' signatures; subject to on site inspection by the town's engineer; establish escrow for the setting of bounds or certify the bounds have been set; obtain written approval from the IT Director that the GIS disk has been received, is operable, and complies with LDCR Section 170-24; conditions precedent shall be met within 6 months; a \$25.00 check, payable to the Rockingham County Registry of Deeds should be submitted with the mylar in accordance with the LCHIP requirement; submission of appropriate recording fees payable to the Town of Derry.

Chase, Davison, Osborne, O'Connor, Flattes, Bartkiewicz, Fairbanks and Granese voted in favor and the motion passed.

Mr. Flattes stepped down and Mr. MacEachern was seated.

There was no further business before the Board.

Motion by Fairbanks, seconded by Flattes to adjourn. The motion passed with all in favor and the meeting stood adjourned at 7:12 p.m.

Approved by: _____
Chairman/Vice Chairman

Secretary

Approval date: _____