

Present: Chairman Brett Hunter, Vice-Chairman John (Jack) Karcz, Members John (Jack) Downing, Andrew Kohlhofer, Roger Barham, Leon Holmes, Alternate Member Tom O'Brien, Building Official Bob Meade, Senior Planner Jenn Rowden, Town Engineer Dan Tatem and Land Use AA/Recording Secretary Casey Wolfe.

Also attending: Darlene Olson, Bill Gregsak, Mike Rislove, John Bengston, Randy Grasso, Cindy Grasso, Dennis Quintal, Thomas O'Brien, Doug Andrew, Jason Schreiber, Robert Kennedy, Jim Watkins, Leanne Miner, Sean Cregg, Renee King, Nancy Fiske, Erin Halt, Ron Bibbo, Mark Mirabella, Tina Mirabella, Trista Lee Bengston, Arleigh Greene, and Mark Pitkin.

This meeting was live broadcast on FCTV channel 22.

Mr. Hunter opened the meeting at 7:15 pm.

I. CONTINUED BUSINESS

Galloway Site at parcel 05-035 located on Shirkin Road

Mr. Hunter invited Mr. Quintal to speak before the Board. Mr. Quintal wished to update the Board on his progress concerning the Galloway application. Soil test pits were conducted on March 24th. Seasonal water elevation will be on the plans. Secondly, he has been working with a traffic engineer Kim Hasabarian. Mr. Hasabarian has done traffic counts over the past month. He was directed to contact Mr. Tatem to make sure that the traffic analysis is sufficient. There will be a report to come. Next, Mr. Quintal brought up Shirkin Road. At the last Public Hearing, there was discussion about widening Shirkin Road. A survey has been done to locate the wetlands. Later he will be able to provide cross sections of Shirkin. Widening Shirkin is going to require dredge and fill permits. Mr. Quintal also discussed an application in process to the Wetlands Bureau. Finally, he brought up stormwater runoff and that there will be details about sediment in the future.

Mr. Quintal had not made much more progress on design yet. He emphasized that he is simply updating the Board on the progress that has been made. Mr. Barham commented that Mr. Quintal has made a lot of progress and that he should be in a good position to continue the application in two months. Mr. Quintal agreed that two months was appropriate. Ms. Rowden brought up that if the application is continued to August then there should be a deadline for all new materials two weeks before the meeting. If no information is provided by that date, then the Board may want to deny the application. Ms. Rowden also suggested doing another certified mailing to alert the abutters. Mr. Barham informed everyone that the Selectmen decided that this was not a good idea.

Mr. Hunter opened questions from the public. There was some discussion about the site plan process. There was also some discussion about what the width of Shirkin Road should be. Mr. Tatem thought that if 24 feet can fit in the right-of-way, then it should be 24 feet wide. Mr. Barham made a motion to continue the Galloway application to August 3rd at 7:15 at a location that will be later posted. Mr. Holmes seconded that motion with all in favor.

Darlene Olson/ PJP Inc. on Parcel 02-151.002; located at 662 Main Street

Mr. Gregsak started speaking to the Board at 7:50 PM. He disagrees with Mr. Tatem's estimate of 8.5 acres that need to be reclaimed and that it is more like 5.5 acres. Mr. Barham believed that the engineers need to go out to the site and figure this out. Mr. Rislove said that a lot of this land does not need to be reclaimed – nature has already taken its course. Mr. Tatem informed the Board that they need to make a decision about what counts as reclaimed and what does not. Stantec does not recommend counting an area as reclaimed just because there is vegetation. Mr. Barham gave the opinion that if the area has been loamed then it is all set even if the seed didn't take. If the area has not been loamed, it needs to be bonded.

There was some discussion about the unit pricing of humus. Mr. Tatem used the price of \$1.10 per square yard for loam in his calculations (if 2 inches of loam are to be spread). To confirm his pricing, he has contacted three contracting companies. After comparing estimates with these contracting companies, Mr. Tatem's original price of \$3.00 (with 4 inches of loam being spread) per square yard being reclaimed appears to be on the low side. Mr. Tatem also reminded everyone that only the loam value is being cut in half with the waiver that Ms. Olson is requesting. This would bring the total price of reclamation down from \$3.00 per square yard to \$1.90 per square yard. Mr. Barham felt that the Town has already done its due diligence and that the \$1.90 price was more than fair. The question now is more about acreage.

Ms. Olson asked why the Town will not accept even half of the money in a bond. Mr. Barham explained that insurance companies make towns jump through hoops. He also expressed that he wants to get through this as quickly as possible and that he feels good knowing that there will be a site walk. There was some discussion about whether the floor of the pit and the haul road needed to be reclaimed. Mr. Karcz reminded everyone that we need to define where the road is in the first place. It was agreed that there would be a site walk to dispute the acreage that needs to be reclaimed on Friday morning at 10:00 AM.

Ms. Olson, Mr. Gregsak, and Mr. Rislove left at 8:46 PM.

Mr. Tatem brought up the letter that the Board received from Mr. Ferwerda that day. He agreed with Mr. Ferwerda and felt that the Board should issue him an excavation permit and bond him for only 3.2 acres. There was some discussion about whether or not Mr. Ferwerda needs to be present at the meeting that his waiver request will be considered at. It was agreed that Mr. Ferwerda does not need to be there, since he will be out of town.

Mr. Tatem also reminded the Board that the waivers that the Board will be reviewing are for *surety purposes only*. The Board needs to remember this and choose their words carefully if they choose to grant the waivers at the next meeting.

Mr. Tatem left at 8:53.

II. MINUTES

Mr. Karcz made a motion to accept the minutes of May 18th, 2016. Mr. Barham seconded that motion with all in favor.

III. BUILDING INSPECTOR'S REPORT

Mr. Meade talked to both Mr. Galloway and Mr. Kelly about the trucks going in and out of the site on Shirkin Road. Mr. Meade informed the Board that there is no state law about Jake brakes and stated that Seacoast Farms had posted signs asking to stay off the Jake Brakes in the neighborhood. There has been more complaints about Bob Kelly. Mr. Kelly should be coming in to talk to the Board.

Mr. Meade asked the Board what the original intent of the commercial district is. There was some discussion about Shirkin Road being a class 6 road. Ms. Rowden reminded everyone that we are allowed to have impact fees for roads. The fees contribute to a portion of the road based on impact. Mr. Meade started a list of topics to address for us to bring before the public (road impact fees, Home Occupancy, In-Law, Solar and signs).

Mr. Kohlhofer made a motion to adjourn the meeting at 9:10 PM. Mr. Downing seconded that motion with all in favor.

Respectfully Submitted,

Casey Wolfe
Recording Secretary

Action Items:

- There will be a site walk at the PJP property on Friday June 3rd at 10:00 AM.
- Ms. Wolfe will send out the abutter's notification letters this week for the public hearing on June 15th