

Present: Chair Brett Hunter, Vice Chair Jack Karcz, Jack Downing, Tim Lavelle, Roger Barham, Paul Powers, alternate member Mike Wason, and Land Use Administrative Assistant Casey Wolfe

Also Present: Beth Swanson, Dan Smith, Candace Smith, Ed Feeley, Cynthia Feeley, Cookie Cowan, George Cowan, Mary-Ann Blaikie, Elizabeth Beaulieu, Charles Fenton, Valerie Fenton, Robert Martin, Lorri Martin, Mike Riopelle, and Josh Yokela

Mr. Hunter opened the meeting at 7:02 pm.

I. MINUTES

Mr. Karcz made a motion to approve the minutes of July 11, 2018. Mr. Lavelle seconded the motion. The motion passed 6-0-0.

II. NEW BUSINESS

Mr. Lavelle recused himself from this part of the meeting.

(Lot One) Applicant Kasher Corporation has submitted a site plan application for a proposed condominium multi-family development at the recently subdivided Map 2 Lot 148-1. The proposed project involves construction of a four unit multi-family structure.

Mr. Andy Street introduced himself as the engineer for this project. He stated that he will go through each lot one at a time. Map 2 Lot 148-1 was subdivided into three different lots this past winter. The area of Lot 1 is five acres and there is a wetlands system in the northwest corner of the site. Mr. Street stated that each of the four proposed townhomes will have a 600 square-foot footprint. The access to the homes will be from a single driveway. There will be ten spaces in the parking lot and each unit will have a one-stall car garage. There will be a combined septic system for all four units. The stormwater runoff will be managed in a small infiltration basin in the front of the parking area. Mr. Street stated that he has reviewed the comments in the letter from Stantec dated August 1, 2018, however, he has not had the chance to address the comments. Ms. Wolfe stated that she spoke with Senior Planner Jenn Rowden (who was unable to attend this meeting) on the phone that evening, and she did not recommend that this application gets accepted as complete at this time. Mr. Barham stated that the application should not be discussed in too much detail until it is accepted as complete. Mr. Hunter asked if all three applications should be continued to a date certain. Mr. Barham explained that public input normally happens after the application is accepted as complete. Once the Board does this, then the public will be able to testify on the applications.

Mr. Street asked if the comments in the Stantec letter are the reason why the application will not be accepted as complete. Ms. Wolfe stated that the plans do not show the entire parcel and the plans do not show the abutters. There were some procedural questions from the audience. One person in the audience asked why he got a copy of the notice for the meeting in his mailbox. Ms. Wolfe explained that the Town only mails notices to direct abutters via certified mail. The notices went out on July 17th. Mr. Barham made a motion to continue the public hearing for this

application to September 5th. Mr. Downing seconded the motion. The motion passed 5-0-0. There was some discussion about the other multifamily housing units that will be proposed across the street. The applicant explained that those proposals will come later and that tonight is just about these three lots. All of the units that he is proposing will be condos. There was also some discussion about the covenants for Evergreen Estates. Mr. Barham summarized that these parcels were not a part of the Evergreen Estates development. Any covenants for that development do not apply to this development.

(Lot Two) Applicant Kasher Corporation has submitted a site plan application for a proposed condominium multi-family development at the recently subdivided Map 2 Lot 148-1. The proposed project involves construction of a four unit multi-family structure.

Mr. Street explained that Lot 2 is directly south of Lot 1. The proposal for this lot is very similar to the proposal for Lot 1. He pointed to the septic system and the drainage structures on the plans. This lot is 5.72 acres. Mr. Barham made a motion to continue this hearing to September 5th. Mr. Downing seconded the motion. The motion passed 5-0-0.

(Lot three) Applicant Kasher Corporation has submitted a site plan application for a proposed condominium multi-family development at the recently subdivided Map 2 Lot 148-1. The proposed project involves construction of a four unit multi-family structure.

Mr. Street explained that Lot 3 is south of Lot 2. This proposal is also extremely similar. He pointed out the configuration of the lot on the plans. These buildings will be sprinkled. Mr. Karcz made a motion to continue this hearing to September 5th. Mr. Downing seconded the motion. The motion passed 5-0-0.

Mr. Barham summarized that these hearings will be before the Board again on September 5th. He informed the audience that they will not receive another notice from the Town. Mr. Hunter called a short recess.

III. OTHER BUSINESS

After the recess, Mr. Lavelle rejoined the Board as a voting member.

Ms. Wolfe passed around an email she received from the Town Planner in Newmarket about surety for gravel pits. Mr. Barham stated that he spoke with Dan Tatem of Stantec who said that he knows of a situation in Auburn where a gravel business went under and the Town had to put the reclamation job out to bid. Mr. Tatem will give Mr. Barham that information so that the Board can take a look. Mr. Lavelle stated that he spoke with someone at the Town of Raymond about reclamation surety. Apparently, they put out the job for bid and base the surety on the highest bidder with a 15% contingency.

Ms. Wolfe reminded the Board that a Zoning Ordinance amendment proposal made by citizen's petition cannot be amended when it gets to Public Hearing while a proposal made by the Planning Board *can* have amendments at Public Hearing. Mr. Yokela passed out copies of his proposed changes. The Board went through each of Mr. Yokela's proposed changes: Article XI

Section 1103, Article XI Section 1102, Article IX Section 908, Article V Section 509.2-C, Article XI Section 1101.2, and Article XI Section 1101.7. After discussing each of these proposed changes, the Board decided to meet as a subcommittee on August 8, 2018. Some of the Board members felt that there might be enough common ground for the Board to sponsor some of these changes. Mr. Lavelle, Mr. Powers, and Mr. Karcz agreed to meet with Mr. Yokela on August 8th at 7:00 pm.

Mr. Lavelle made a motion to adjourn at 9:03 pm. Mr. Karcz seconded the motion. The motion passed 6-0-0.

Respectfully Submitted,

Casey Wolfe
Land Use Administrative Assistant