

**MINUTES OF THE MEETING
PLANNING BOARD
April 23, 2014
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Ryan Crosbie; Mark Beliveau; Edward Bannister; & Robert Moynihan

OTHERS PRESENT: Steve Adams; Bruno Posset; Echlor Mocler; Chris Nadeau; Annie Wear; Bill Haw; Jocelyn Hawe; Ben Heiderscheidt; Jacqueline McCabe; John Weaver; Judy Eitler; Frank Eitler; Don Allen; Lisa Acc-Szymanski; John Hall; Renee Hall; Chris Wyskiel; Laurie Smith; Lisa Lentz; David Przybylski; Andrew Ward; Samuel Linegamn; Candace Holmb; Jean Benoit; Karen Benoit; Mike Schlosser; Robin Wunderlich; Molly Darling; Peter Hoyt & Caren Rossi, Planning & Zoning Administrator Note: there were several others whose names I could not read

Robert Smith, Chairman opened up the meeting at 7:00PM.

- **Review and Approval of Draft 4/09/2014 & Draft 4-10-2014 Meeting Minutes**

Robert Moynihan made a motion to approve the 4/09/14 meeting minutes.

Ryan Crosbie second.

Vote: all minutes approved.

Robert Moynihan made a motion to approve the 4/10/2014 meeting minutes.

Ryan Crosbie second.

Vote: all minutes approved.

- **Report of officers and committees**

None

Mark Beliveau explained the subcommittee is working on the draft and should have it complete for the June 1, 2014 deadline to submit to the other Board members for their review.

- **The applicant is requesting to continue this application to May 14, 2014. A subdivision Application presented by Wayne Morrill, Jones & Beach Engineering, Agent for Lee Properties, LLC. The property is owned by John D. Hauslein; located on Hayes Rd and is known as Lee Tax Map#01-04-00 & #01-07-00. The applicant is proposing to subdivide the existing parcels into 28-single family homes. This is a possible final hearing.**

Caren Rossi read a letter from the applicants requesting an extension to the May 14, 2014 meeting as well as a request to extend the 65 day approval/denial requirement.

The Board didn't have any issues with either request.

Mark Beliveau made a motion to grant the continuance to the May 14, 2014 meeting.

Robert Moynihan second.

Vote: all, motion carried.

Robert Moynihan made a motion to grant the 65 day continuance.

Mark Beliveau second.

Vote: all, motion carried.

- **A continued application for a Site Review Application presented by Mike Sievert, MJS Engineering PC, Agent for Molly Darling & Robin Wunderlich. The property is owned by Colleen Latham/122 Mast Road, LLC. The property is located on 122 Mast Road and is known as Lee Tax Map#13-11-0200. The applicant is proposing a Dog Daycare and a Boarding Kennel with support services. This is an application acceptance hearing and a possible final hearing.**

Robert Smith, Chairman read for the record the Boards procedures. (In file)

Attorney Chris Wyskiel, representing the applicant asked that the Board also consider scheduling a site walk before the next public hearing where we will begin to hear presentation from the applicant; engineer and various witness. He thinks seeing the site and having it in mind would put a lot of things in perspective. There will be a greater understanding of the site if you see the site. He asked that we accept the plan tonight, do a site walk, and then move onto the subsequent meeting.

Robert Smith, Chairman explained that is the procedure once the application is accepted to set a site walk.

Robert Smith, Chairman asked the applicants to explain any changes from the original presentation. From the prints he reviewed, he noted several changes.

Mark Beliveau asked if the application is complete for acceptance.

Caren Rossi stated that it appeared to be.

Robert Smith, Chairman explained that at this point we will see the changes; accept the application; then take a site walk to view the terrain, changes etc. then we will meet again to discuss all the issues on the design. The site walk will be open to the public and you are all welcome to join us.

Robin Wunderlich explained that they have made a few overall changes. Most are refinement changes. Some of these changes were made due to past comments.

- The dog yard has been reduced by 40'; making it now 180' from the Start Box property line on the east side. It was originally 2 acres.
- Additional parking has been added in the arc (see plan).
- After discussions with UNH double head parking has been added to accommodate students in class on their busy days, Tuesday & Thursday. Stack parking will not be an issue as they all come and go at the same time.
- Parking on the west side (Booth) has been slightly revised as it was in the setback.

Mike Schlosser, MJS Engineering explained the following:

- Per DOT a 10' wide deceleration lane will be added. To accomplish this, 6 -7 feet of pavement will be added to the existing taper. The pavement for the deceleration lane will be 250' long.
- The entrance will be widened.
- The septic location has been moved; and approval from DES has been received. The tank is now on the east side of the building.

Robin Wunderlich explained that the Traffic Study did not warrant a deceleration lane, it is actually a turning lane. Whenever a commercial project is done, they are now requiring this lane on all projects. It wasn't triggered by the traffic study it is something done on all commercial projects.

Robert Smith, Chairman commented that he did not recall an exit/entrance on both sides of the building?

Robin Wunderlich explained that the new one is for the construction phase only. It will be a gated entry with a construction fence and rip rap. This is to help with the conflict of the traffic patterns during construction. Trucks, deliveries etc.

Mike Schlosser, MJS Engineering explained another addition is the rain garden that has been designed to collect nearly all of the run-off from the site starting at the center line of the road. There are a couple swales on the property to direct the runoff. It has an internal drain to help reduce the nitrogen from the site.

Robin Wunderlich explained the interior changes/minor refinements.

- Added a vestibule.
- Reconfigured desk and reception area.
- Added a second kitchen.
- Mezzanine in the back creating a loft area.
- Reconfigured the dog transfer area with one way glass windows
- Added a porch between the dog yards and interior walk building

Mark Beliveau made a motion to accept the application as subsequently complete with our regulations.

Edward Bannister second.

Discussion:

Robert Moynihan asked if police and fire have had a chance to look at it.

Caren Rossi replied that they looked at the original plans and has provided input.

Robert Moynihan asked if we will send this out for engineering review. Traffic as well?

Caren Rossi replied yes, it has gone to Civil Consultants for review. Jay is going to let me know who should review the traffic, if he can't.

Robert Moynihan asked about the building elevations.

Robin Wunderlich explained they will provide more.

Robert Moynihan asked about the sound, we are going to want some information on sound. We should have this data reviewed too.

The Board agreed.

Mark Beliveau remembered in reading the documents provided they make reference to a sound person, they may bring him forward in the future as well to present testimony etc.

Robert Moynihan asked if there was any organization that has standards for Dog Daycare/Kennels.

Molly Darling replied there are standards/ recommendations but not a license.

Robert Moynihan asked if these have been met and can they be submitted?

Molly Darling will submit them.

Robert Moynihan asked if the trees will be cut in the dog yards.

Robin Wunderlich explained they are going to selectively cut the underbrush and leave a canopy. They will plant grass to help with the ticks. It is mostly a mature oak forest. They will be leaving any healthy trees including pines.

Robert Moynihan asked about the slope connecting to the dog yard, he is concerned with the slope and how people will get to the yard.

Robin Wunderlich explained they will be putting in a switch back trail.

Robert Moynihan asked that the trail and grade be reflected on the plan.

Ryan Crosbie commented that we have 2 letters from the abutter's attorney and he would like to address these. He feels the planning board has addressed them by recognizing that the application is complete, we can take jurisdiction. The letters reference the ZBA but he feels they are 2 independent boards.

Vote: all, motion carried. Application accepted.

Site Walk will be on Saturday, May 10, 2014 at 9:00am.

Mark Beliveau made a motion to continue the public hearing until May 22, 2014 at 7pm.

Edward Bannister second.

Vote: all, motion carried.

- **A continued Site Review Application presented by Chris Nadeau, Nobis Engineering, Agent for the Zaremba Program Development LLC. The property is owned by Nathan & Janet Spence and Harry & Sandra Wigger. The property is located on 60 Concord Rd and is known as Lee Tax Map#07-08-0300. The applicant is proposing to remove the existing building and construct a 9,100 sq ft general merchandise store. This is a possible final hearing.**

Scott Holman, agent for Zaremba explained that since the last meeting they have received sign off from Civil Consultants; determined the final location for the fire cistern as well as conducted a traffic study of stores in the area (in file). He explained the study was done the day before Easter. This was to ensure the Board that the requested number of spaces would be sufficient for the use.

Robert Smith, Chairman expressed that if the number of spaces were not adequate, the one that would lose would be the store.

Other Board members agreed.

Scott Holman provided samples of the color of the building and the bricks that will be used. The color of the visible roof will be brown (samples in file). The siding is natural clay; window frames bronze; and the roof brown.

Ryan Crosbie spoke with concerns of the demolition of the building to ensure it is done properly and the removal is done to the safe RSA's.

Robert Moynihan suggested adding this as a condition of approval.

Robert Moynihan made a motion to grant the 3 waivers requested.

1. Article V-Access & Parking, Section A-3
2. Article V-Access & Parking, Section C -8
3. Article V-Access & Parking, Section C -9

Edward Bannister second.

Vote: all, motion carried.

Robert Moynihan made a motion to approve the Formal Consideration of the application subject to the following conditions:

1. Well reports received prior to the issuance of a Certificate of Occupancy.
2. Fire Cistern Details worked out with the Fire Chief and added to the plan.
3. Town Engineer will inspect the project as it is constructed at the intervals requested by the CEO. This cost is borne by the developer.
4. The Town will receive a Haz-Mat report of the existing building.
5. The demolition company will provide a report to the CEO that the building was disposed of per the State of New Hampshire's regulations.
6. No Certificate of Occupancy will be issued until an As-Built plan is received by the CEO. The CEO can evaluate such to determine if the elements have been met to the CEO satisfaction.

Edward Bannister second.

Vote: all, motion carried.

Meeting adjourned at 8:25 PM.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Mark Beliveau

Ryan Crosbie

Edward Bannister

Robert Moynihan