

**MINUTES OF THE MEETING
PLANNING BOARD
Site Walk
Saturday, May 10, 2014
9:00 AM**

MEMBERS PRESENT: Robert Moynihan, Acting Chairman; Ryan Crosbie; Mark Beliveau; Lou Ann Griswold & David Cedarholm, Selectmen's Rep.

OTHERS PRESENT: Police Chief Tom Dronsfield; Caren Rossi, Planning & Zoning Administrator

Robert Moynihan, Acting Chairman opened up the meeting at 9:00AM. He explained that the site walk would be done in sections. Questions would first be addressed from the Board members followed by the others. All questions were to be directed to him and state your name and address for the record.

Expanded parking area on Durham side of parcel.

Mike Sievert from MJS Engineering explained that they had marked out this area where the parking will be expanded as shown on the plan to accommodate the increased parking needs.

Molly Darling explained the markings that were placed showing where the perimeter fence will be located. It will be constructed of shiplap fence material. This area will not have any dogs in it; it will be a security fence for any dogs that may get loose. The kennel dogs will get leashed walked in this area; they will get walked in the area on the other side.

Horse trail area

Molly Darling explained that this area is the closest area from the dog daycare yard to the horse trail. A sample sheet of plywood was placed in the corner approximately 6' tall showing the height of the solid fence and the distance from the closest corner to the horse trail.

Robin Wunderlich explained that the underbrush would be cut and the dead trees will be removed but no timber cutting will be done in the area. It will be left wooded. Just cleaned up.

Bill Hawe asked about the waste in the dog pen.

Mike Sievert explained that they have proposed a rain garden for the site.

Others had questions regarding the waste etc.

Robert Moynihan explained that we are here to address site questions only and will address those types of questions at the actual meeting.

Rain Garden

Mike Sievert explained that the rain garden area was marked out in the ribbon. The trees would need to be cut in this area to construct this. This has been designed to catch the runoff and nitrates from the site. Starting at the roof lines of the buildings. He explained how the rain garden functions; how it was designed and what materials it is made of. He explained that as part of the design there will be plantings in it.

Several people had questions as to how the Rain Garden functions, how much actual research has been done and how reliable this type of system.

Several people also spoke with concerns with the dog waste contaminating the water in the area.

Bill Hawe spoke with concerns of how many rain gardens had been used as biological containment systems and does the research support this?

Frank Eitler & Ben Heiderscheidt spoke with regards to the dog waste being toxic.

John Puffer asked how high the berm is on the rain garden.

Mike Sievert explained 5'; it is designed for a 100 year flood.

The applicants will provide more information on how the system is designed and how it works for the meeting.

Waste compost area

Molly Darling explained the area that was marked out to compost the dog waste. They have a management plan of how to do this. The bin will be constructed of concrete blocks and will not be covered.

Robin Wunderlich explained that the study that they are using was conducted in Alaska. They feel confident that if it worked in Alaska it would work in New Hampshire.

There were questions asked of the toxic nature of dog waste. This will need to be addressed in the public meeting.

Frank Eitler asked if there were any monitoring wells on site and if any soil testing had been done on site.

Mike Sievert replied no there were not.

Ben Heiderscheidt spoke with concerns of the dogs and their noise, he lives in close proximity and feels the noise will be extensive.

Molly Darling stated that she feels that the drop in elevation in the site and the buffered area there shouldn't be a problem with noise. She stated they have done a noise study.

Robert Moynihan, acting Chairman stated that they should be ready to provide and discuss the mechanics of the environmental safety of the composting area at the next meeting.

Dog yard

Robin Wunderlich explained this area will be fenced with chain link fence as well as ship lap fence along the outside perimeter. The shiplap fence will be for a visual barrier and the chain link will be for containment. There will be 8 dog yards of approximate 90' x 100' each. This will allow the pens to be rotated to maintain them. The total area for the dog yards is about 1 acre. The ratio of dogs to employees is 15:1. This area will be cleared of the dead trees, underbrush trimmed and a cool season grass planted. This is in hopes to keep the ticks down. The healthy trees 6" in diameter and greater will remain. The maximum number of dogs outside at one time is 40 and 30 inside. For a total of 70 daycare dogs.

Molly Darling explained that the dog yards will be picked up three times a day.

Bill Hawe asked how they would get dogs from one paddock to the other, thru gates or outside of this area.

Robin Wunderlich explained they will go from paddock to paddock for this. Not all paddocks will be in use at one time.

Dog walk area

Molly Darling explained that the dogs will be hand walked in this area when they are in the kennel. This area as well will remain wooded but cleaned up. Cutting the underbrush and removing the dead trees. This waste will be picked up and bagged by the walker.

A representative from Coyote Spring Farm asked how the poison ivy would be removed. Chemicals? He also asked about the old well at the end of the gravel road.

Molly Darling replied that most likely they would use Round Up. They would not be spraying for ticks. She also explained that the well is no longer used.

Septic area

Mike Sievert explained that they have designed a Clear Solutions system to be installed. It was designed for 2,200 gallons per day. This was metered flow.

Day care building

Robin Wunderlich explained the indoor area for the dog daycare. It will hold a maximum of 70 dogs. 30 inside at one time and 40 outside. For foul weather, the building can hold all if needed. He showed on the drawings what the inside will look like. He explained there will be a switch back path to bring the dogs to the outside yard. They want to keep the steep grade as a visual berm/buffer.

Robin Wunderlich explained the parking plan for this area as well as the proposed parking for the office building. There will be 9 spaces that are head to head and will only be used two days a week for a short time.

Frank Eitler spoke with concerns of the noise.

Erick spoke to the sound report. He explained that he did not study the dogs behavior he designed the site to reduce the sound transmission. There are too many variables to calculate the exact sound.

Brian Belmont spoke with concerns of the noise.

Ben Heiderscheidt spoke with noise concerns.

Kennel area

Robin Wunderlich explained the kennel area as shown on the proposed plans. This is where animals would be boarded. Dogs, cats and other small animals. The breakdown of the site is as follows:

27 single pens in kennel

14 large pens that could convert to double pens for family dogs (28) in kennel

70 day care dogs maximum

10 – 12 for the cats and small animals. Total maximum animals are 137 on site.

Robert Moynihan, acting Chairman asked that they bring to the next board meeting the proposed building elevations. As well as any national kennel and dog day care standards to the meeting.

Bill Hawe spoke with concerns of emergency vehicles being able to access this area. Narrow drive that was a dead end and tough to turnaround.

Mike Sievert stated it is 22' wide as allowed per the town's regulations.

Frank Eitler spoke with the concerns of the ZBA approval and the process.

Mark Beliveau explained the process and that it should all be sorted out thru the process.

Frank Eitler asked about the review process.

Caren Rossi explained that all reports/studies have been sent out to the towns review engineer for review. This is Civil Consultants in South Berwick Maine.

Parking

Mike Sievert explained that the total parking for the site is 51 spaced. Required are 37. 9 of these spaces are double head-in spaces to accommodate the Tuesday & Thursday needs of UNH. They have 30 people that volunteer on these days for a few hours and need the extra space. They need 6 of these spaces for employees.

Frank Eitler spoke with concerns of the double head-in spaces.

Entrance

Molly Darling explained the entrance will remain the same, just the stone walls will be moved back for plowing. They will be adding a 10' turning lane per DOTs requirements. The traffic study was done and sent to DOT as well as the Civil Consultants for review.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Moynihan, Acting Chairman

Mark Beliveau

Ryan Crosbie

Lou Ann Griswold

David Cedarholm, Selectmen's Rep