

**MINUTES OF THE MEETING
PLANNING BOARD
September 11, 2013
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Mark Beliveau; Ed Bannister and Lu Griswold.

OTHERS PRESENT: Jim Daley; David Chope; Chris Nadeau; Nobis Engineering Scott Holman, Zarembela Group; and Caren Rossi, Planning & Zoning Administrator.

Robert Smith, Chairman opened up the meeting at 7:02PM.

-Consultation with Chris Nadeau, Nobis Engineering regarding proposed Dollar General. Chris Nadeau explained that they are here as a consultation regarding a proposed Dollar General Store. They have gone to the ZBA and received variances needed to construct this on the site on Rt. 4. The site is 1.3 acres +/-, they will be demoing the existing home; they will have 30 parking spaces, on site water and sewer with a large water detention area behind the building. The impervious coverage on the site is 51% and they have also been granted relief to this as well. They anticipate less than 100 traffic trips in the peak hours. The parking spaces are under the amount required by the site review regs. A waiver will be asked of this. This was reduced to try and get the impervious coverage number reduced.

Scott Holman explained that this is a standard building for Dollar General. It is 9,100 sq ft. Flat roof, with shutters. Gable column and clapboard siding. The lighting will be wall pack. It will be owned by the corporate office and not a franchise.

Mark Beliveau asked if they will be using Pervious Pavement.

Chris Nadeau explained that the information they have on this is not positive as it doesn't work well on compact sites that make tight turns. He doesn't feel the strength technology is there yet, not durable enough.

Mark Beliveau suggested that for the public hearing they have the waiver requested written out for a formal request.

There was discussion about the delivery location and several Board members had concern with this.

There was discussion on the lighting. Scott Holman explained that the lights go off one half hour after the store closes as they are only for security. There will not be any light trespass.

Bob Moynihan stated to do a lighting splash plan.

Fire protection was discussed and the Fire Chief will meet with the applicant to discuss this further.

The building design was discussed. Scott Holman provided the Board with a couple different renderings. The Board liked the option with the bricks half way up and the columns in the walls to break up the clapboards. Scott Holman will work on the design for the application.

Bob Moynihan suggested low shrubs and shade trees for landscaping.

Chris Nadeau and Scott Holman thanked the Board for their time.

-Jim Daley- Noble Farm

Jim Daley explained that he is working to purchase Noble Farm from the Town. He would like to use the existing pond to withdraw the water for the fire protection.

Caren Rossi explained that as part of the purchase and sales agreement it is to see if the AG's office will change the easement language to allow for this. But, before doing so, we wanted to make sure the Planning Board would allow it instead of changing it for no reason.

Peter Hoyt, Fire Chief had no issues with this.

The Board discussed this and as long as the Fire Chief was fine with this, they would be.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Ed Bannister

Mark Beliveau

Robert Moynihan