

**MINUTES OF THE MEETING
PLANNING BOARD
October 09, 2014
7:00 PM**

MEMBERS PRESENT: Robert Moynihan, Acting Chairman; Mark Beliveau; Ryan Crosbie; Ed Bannister; and David Cedarholm, Selectmen's Rep.

OTHERS PRESENT: Robert Baskerville, Bedford Design; James Daley Jr. David Sandy Lee II; Peter Landry, Landry Survey; Tobin Farwell, Farwell Engineering ; Dan Gabriel; Rodney Callioras; Peter Hoyt & Caren Rossi, Planning & Zoning Admin.

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

- **Review and Approval of Draft 09/25/2014 Meeting Minutes**

Robert Moynihan, Acting Chairman stated the approval of these minutes has been postponed to the 10/14/2014 meeting.

- **Report of officers and committees**

Mark Beliveau explained that he and David Cedarholm had met recently to discuss their portion of the update. They are in agreement that the sections that are complete should be sent out to the Board members for review.

- **Review any correspondence**

Caren Rossi provided the Board with a letter from the Fire Chief explaining the recent forms he has for commercial business. Copies of these forms were included with the letter.

- **Old Business**

- **Consultation with Dan Gabriel and or Tobin Farwell regarding an approved project on Calef Highway.**

Caren Rossi gave an overview of the project. She explained that prior to the closing an agreement was found between Walgreens & Callioras explaining that, amongst many things, any portion of the land, described by a deed description was not to have any sales of prepackage food. This affected the project because they had a shared access. Aroma Joes & Subway both sell prepackaged food. They moved everything on the site and made the changes to the plans. They are here tonight to present those changes to the Board. They were here about 6 weeks ago and at that time the Board said to make the changes, see what is affected and then come to the Board to see what the Board wanted to do.

Tobin Farwell provided the Board with an overview of the changes. They are as follows:
The access is no longer shared and the entire access has been moved onto this site.

- The DOT has issued a revised a new driveway permit (In file)
- The drainage pond/rain garden has been replaced with porous pavement.
- The well is now on this site.
- Well easement has been granted for the abutting property
- Septic has been revised and sent to NH DES
- With revised plan, 6 additional spaces are provided
- Cistern is moved
- Building size and location has not changed

He explained that the plans have been submitted to Civil Consultants for their review and his comments were received today. They will address these.

Mark Beliveau read the following regulation from the site review regs. *“Each parking space shall have direct access to an aisle or driveway having a minimum width of twenty-two feet”*

Tobin Farwell explained that the ordinance wasn't specific to single lane or double lane. He didn't think it applied to this as it was one way only.

Dan Gabriel explained that this may not be a problem as he isn't sure if he will actually build a bank or not.

This was discussed with the Board. This change in the configuration from the old plan is increasing the number of parking spaces to 65. Only 51 are required per our regulations.

Robert Moynihan, Acting Chairman explained the required isle width can be achieved making the parking spaces in these area parallel spaces.

Ed Bannister spoke with the concerns of the height of the canopy.

Caren Rossi read a letter from the Fire Chief regarding the changes. (In file)

The Board discussed that the Chiefs items will need to be addressed.

Tobin Farwell & Dan Gabriel agreed.

It is agreed that a note will be added to the plan stating that if the canopy is built, it will be a minimum of 11' 6" high and the parking along side of it will be no more than 6 and parallel form/spaces.

Ryan Crosbie asked to have the maintenance plan added to the final plan.

Robert Moynihan, Acting Chairman addressed Civil Consultants letter, he stated that in this letter, it is suggested that the engineer review and inspect the installation of the porous pavement.

The Board agreed.

Mark Beliveau asked what the status of the well easement is?

Dan Gabriel stated it is done and he will submit it.

Mark Beliveau spoke to the Board with regards to the procedure. He feels that there are substantial changes to the approved site. Therefore, it should be a new application, abutters notified etc.

David Cedarholm stated that he agrees but in aggregate he feels the changes are for the better. From storm water it is a large improvement, the building hasn't changed and the parking lot hasn't change.

Ryan Crosbie stated that he feels they should follow the correct process.

Ed Bannister stated the he doesn't feel the changes are drastic and they should go forward.

David Cedarholm made a motion to move forward and not require site review as he doesn't feel there are substantial changes to the approved plan. Subject to the following conditions:

- Fire Chiefs concerns are address and a final sign off letter received for the file
- Civil Consultants to sign off on the changes and a final sign off letter for the file
- Porous pavement engineer to inspect the installation and final inspection of the porous pavement, cost born by the developers.
- Well easement to be finalized and recorded
- Add a note to the plan stating that if the canopy is built, it will be a minimum of 11' 6" high and the parking along side of it will be no more than 6 and parallel form/spaces.

Ed Bannister second.

Vote: Yes- David, Ed & Bob No- Mark & Ryan Motion carried.

- **Consultation with Bob Baskerville, Bedford Design regarding Noble Farm Commercial Park.**

Robert Baskerville explained that when the approval was granted for the building, the tenant was unknown for the second half of the building as well as the parking lot for this side was not designed. They now know the occupants of the other half and would like to build the parking lot. At this time, it makes most sense to do the drainage pond behind the building.

This pond is for the future development of the land, not this building. They have received DOT approval.

The Board discussed the process for this and agreed it should be a new site review application as there are substantial changes to the approved plan and send out for town engineer review.

David Cedarholm made a motion to have a public hearing for formal site review.
Ryan Crosbie second.
Vote: all, motion carried.

- **Lot Line Adjustment between properties owned by John A & Linda B Schier. Properties are known as Lee Tax Map # 19-03-01; #19-03-03; #19-03-04 & #19-03-06 and they are located on Kelsey Rd and Calef Highway. This request is to the 2009 Subdivision Regulations. This is an application acceptance hearing and possible final hearing.**

Peter Landry explained that he is the agent for the Schier's. They are doing estate planning and want the legal descriptions of the properties to match what is actually out there on the ground as to how the parcels are being used. This will allow them to possibly sell them for retirement etc. in the future. To accomplish this, they started with the largest most southern lot and adjusted north. He explained each of the adjustments as described on the plan. (In file) By doing this, the smallest lot, Lot 19-03-0300 will gain approximately 8,615 sq ft or .20 acres. Lot 19-03-0600 is not changing it is just shown on the plan for reference. It does however have a proposed easement area for a shed that is located on the existing shop on parcel 19-03-0300. With this plan no lots will be made non-conforming.

Mark Beliveau asked if the easements will be done only if the lots are sold?

Peter Landry stated that yes; this is all done just for planning purposes.

David Cedarholm made a motion to accept the application.
Ed Bannister second.
Vote: all, motion carried.

David Cedarholm made a motion to grant the lot-line adjustments conditional on Monument Certification.
Ed Bannister second.
Vote: all, motion carried.

Meeting adjourned at 8:35 PM.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Lou Ann Griswold

Ryan Crosbie

David Cedarholm, Selectmen Rep

John LaCourse, Alternate

Ed Bannister

Mark Beliveau