

MINUTES OF THE MEETING
PLANNING BOARD
December 5, 2012
7:00 PM

MEMBERS PRESENT: Robert Smith, Chairman; Robert Moynihan; Lou Ann Griswold; Kevin Crawford; Mark Beliveau; Dave Cedarholm, Selectmen's Rep and Ed Bannister.

OTHERS PRESENT: Caren Rossi, Secretary; Peter Hoyt; Tobin Farwell and Mark Kustra

- An application for a Site Review for an addition to an existing commercial building. The owner of the property is George and Clara Kustra, Mark Kustra is the applicant. Property is located on Wadleigh Falls Rd (Rt. 152) and is known as Tax Map #26-05-000. This is an application acceptance hearing and a possible final hearing.

Tobin Farwell, representing Mark Kustra explained the application to the Board. (Plan in file) He is proposing to build an addition to the existing auto body repair shop. He went to the ZBA in November and received the necessary approvals. The proposed addition is 24' X 64' and on the back side of the existing building. The construction of the building will match what is currently there. The elevations will also match what is currently there. They are in the process of designing the septic system for the building, there currently is none. A well will be built too. Tobin Farwell explained that he has a waiver request for 4 items. (In file)

- Drainage; boundary survey; wet soils delineations of entire parcel; & lighting splash plan

The Board reviewed the submitted drawings provided.

Lou Ann Griswold asked about the lack of lighting, what were to happen in a year or so and he wants to add a light to the back of the building.

Kevin Crawford replied that per the building code, the entrance/exit door will require a light.

The Board and applicant discussed this and they will add a note to the plan stating that they lighting will be installed to comply with the current building code but will be downward facing shoebox lighting.

Tobin Farwell provided numerous photos of the site for the Board to review.

Public comment

Caren Rossi read a letter from the direct abutter across the street, Robert & Mary Keniston, they were in favor of the application and encouraged the Board to approve it.

Caren Rossi also read a letter from Police Chief Chet Murch in support of the application and he has no issues.

The Board had a lengthy discussion regarding the tent/shed located on the pond side of the property. It was determined if it was not out of the 75' setback to wet soils, the applicant will move it.

The Board reviewed the submitted plan and the following corrections need to be done on the final plan.

- 1.) Indicate that the port potty will be removed upon installation of the new septic system.
- 2.) Show the wet soils setbacks to all the structures and relocate the tent/shed if within the setback.
- 3.) Remove from survey section of the plan the information regarding the Bateman property. This will help with confusion in the future.
- 4.) Add the ZBA decision in its entirety to the plan.
- 5.) Add a note regarding the lighting to the plan.
- 6.) Add "existing gravel parking area" to the plan.
- 7.) Check the scale on the building elevation section of the plan, it does not appear accurate.
- 8.) Add the stockade fence to the legend.

Kevin Crawford moved to accept the application

Lou Ann Griswold second

Vote: all

The Board addressed the waiver requests.

Boundary Survey-

The Board discussed this request and felt that where comfortable waiving this as they were not building close to any property line.

The Board voted to grant this waiver. (Majority vote)

Soil Mapping-

The Board discussed this request.

The Board voted to grant the request, as amended (see file).

Storm Water Drainage-

The Board discussed this request.

The Board voted to grant the request, as amended (see file).

Lighting Plan-

The Board discussed this request.

The Board voted to grant the request, as amended (see file).

Robert Moynihan asked about the hours of operation.

Mark Kustra replied that he is currently open until 6 pm.

Caren Rossi read the original decision to the Board and they were allowed to be open 7 am to 9 pm daily.

The Board agreed to leave this as is.

Robert Smith asked about a site walk. The Board did not see this was necessary.

Lou Ann Griswold made a motion waive a site walk.

Ed Bannister second.

Vote: majority

Dave Cedarholm made a motion to approve the application.

Lou Ann Griswold second.

Vote: all



- Noble Farm

Robert Smith updated the Board that he did go to the Board of Selectmen to discuss Noble Farm. He provided an outline of the presentation he had prepared. At this same meeting Dave Garvey was present and it appears he is going to have another attempt at a possible development of the parcel. He did not do a presentation to the Board.



- CIP 2013 -2014

Robert Smith explained the Board the 2013 – 2014 CIP. If approved tonight, he will present it to the BOS on Monday, December 10, 2012.

Lou Ann Griswold made a motion to accept as presented and be presented to the BOS on 12/10/12.

Kevin Crawford second.

Vote: all



- Work Session

Mark Beliveau provided a copy of a section of the Town of Exeter’s Site Review regulations that had the definition of a lot line adjustment and consultations.

The Board agreed to look further into updating our Site Review Regulations. We will begin working on this at a future date work session that Mark Beliveau can attend.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Edward Bannister

Dave Cedarholm, Selectmen's Rep

Mark Beliveau

Robert Moynihan

Lou Ann Griswold

Kevin Crawford