

**MINUTES OF THE MEETING
PLANNING BOARD
February 15, 2017
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; David Cedarholm; Lou Ann Griswold; John LaCourse, Selectmen's Rep; Wayne Lehman & Howard Hoff, Alternate

OTHERS PRESENT: James Daley, III; Bob Baskerville, Bedford Design; Peter Hoyt; Bill Booth, Building Inspector; Caren Rossi, Planning & Zoning Administrator

Robert Smith, Chairman opened up the meeting at 7:03PM.

MINUTES

Wayne Lehman made a motion to approve the draft minutes from 12/0102016 & 01/12/2017.

Howard Hoff second.

Vote: all, motion carried, minutes approved.

NEW BUSINESS

Consultation with Bob Baskerville, Bedford Design for Noble Farm Commercial Park.

Bob Baskerville explained to the Board that they would be coming for site approval for 2 new storage buildings. As part of this they have completed a traffic count at the entrance off of Rt. 155. He provided a copy for the file. The result of this is a left hand turn lane is needed. The main topic for discussion tonight is the mean of the building. They are designing the building to have loading docks and these will be at a grade lower than the rest of the building.

The Board discussed the building code on this and its 35' to the average mean. The applicants will work with the building inspector on this code. If they cannot achieve compliance they then must apply for a variance.

The new building that is proposed on the left at the entrance will be constructed so that the back of the building is facing the street. This will help

shield the neighbors from traffic, building lights and light glare etc. They need to get the AOT permit amended, it has been submitted. They still need to finalize the calculations for the drainage plans.

Landscaping was discussed and they will work on the landscape plan to include more trees making the site less visible when you drive down North River Road.

They thanked the Board for their time and look forward to working with them in the upcoming months.

OLD BUSINESS

Economic Development section for the Master Plan

The Board reviewed and discussed the handouts provided by Wayne Lehman and David Cedarholm. (see file)

Caren Rossi will make the changes and send to Wayne Lehman and then the Board for final review.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

David Cedarholm

Lou Ann Griswold

Howard Hoff, Alternate

Wayne Lehman, Alternate

John LaCourse, Selectmen's Rep.