

PLANNING BOARD MINUTES  
February 22, 2012

**APPROVED as Amended & Clarified:**  
**3/14/12\_jrl\_\_\_\_\_**

AGENDA: PCC: KEVIN FRENCH/BOND AUTO, Lake St., #113-042 & -042.1 (Merged)

CONTINUED SITE PLAN: JONATHAN T. WHITE REALTY LLC, 545  
Pleasant Street, #228-005

ATTENDING: Dan Paradis (Chairman), Denice DeStefano (Vice Chair), Murray Campbell,  
Janice DellaCroce, Clay Dingman, Elizabeth Seeler.

ABSENT: Phil Dion (Sel. Rep.), Steve Favorite (alternate)

OTHER: Michael Capone (Town Administrator), public

The meeting opened at 7:00 p.m.

**PCC: KEVIN FRENCH/BOND AUTO – NO SHOW.**

**CONTINUED SITE PLAN: JONATHAN T. WHITE REALTY LLC:**

Mr. White stated that he has eliminated the option of a metal building and will do a stick-built, clapboard sided building. He distributed copies of depictions of the look of the building from all sides and stated that the 2 receiving doors shown on the left elevation will be moved to the south end/rear elevation. The right elevation will face the field.

Kristen Reid, abutter, asked what color the building will be and Mr. White answered that it will be either white or tan. Mr. Dingman asked about the rendering of the landscaping. Mr. White stated that he did not do this once he decided on the clapboard sided building. The landscaping will be as what is shown on the plan. Mr. Dingman was disappointed as it was the one thing that he wanted to see. He added that he appreciates the change in structuring but wanted to get an idea as to how the landscaping would look. Mr. White again stated that he did not think this would be necessary once he changed the type of building. Mr. Paradis felt that the Board could get the visualization from the plan. Mr. Campbell added that he felt that the plan submitted would be adequate for this.

Mr. Paradis called for a motion pertaining to the waiver request for #31 of the check list: to waive drawing the existing water/sewer pipes.

D. DeStefano made a MOTION, second by M. Campbell, to WAIVE CHECKLIST #31 AS MENTIONED ABOVE. The motion CARRIED.

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**CONT. SITE PLAN: WHITE REALTY**

Mr. Paradis mentioned that he would like to add a condition that, if the applicant decides to use town water/sewer, he submits an “as built” plan to the Board. The Board agreed.

Mr. Paradis then read a letter from Ms. Coppinger that accompanied the new drainage plans submitted this evening. She states that there are only minor changes that have been made. The control of run-off during construction is included.

Mr. White stated that the tenant, Family Dollar, would prefer internally lit signs. Mr. Paradis read Section E on page 24 of the Zoning Ordinance which gives the Planning Board the right to giving a Conditional Use permit when certain circumstances are met. Mr. White stated that he would like to request internally lit signs. The signs go out when the store closes. They are controlled by computer headquarters. Mr. Paradis felt that the one on the building and the free-standing pylon sign should be dealt with individually. Ms. DeStefano asked the times that the store is open and Ms. DellaCroce read the previously stated times as being 8:00 am to 9:00 pm 6 days and Sunday from 9:00 am to 9:00 pm.

Ms. Reid preferred externally lit lights as they point down where internally lit ones would be more intrusive. She added that the sign on the roadside and on the building is enough. Mr. White stated that he would like to internally light the one on the front of the building and not the one facing her home.

Sandra Heaney, resident and HDC member, felt that internally lit signs are not in keeping with the town and create more light pollution. Mr. Paradis stated that we already have some in town: the hardware store, Auto parts, etc. Mr. Dingman stated that those are grandfathered. He asked the times that the lights would actually be on. Mr. White answered that, most of the year, they would be on from 5:30 – 9:00 pm. In summer, that would probably change to only 1 hour and at Christmas time, perhaps 4:00 – 9:00 pm. He added that the front sign would not affect anyone but the roadside one from Alexandria would probably need internally lit as the road traffic is faster and not seen as well.

Ms. DellaCroce asked the size of the signs. Mr. White stated that all signs will fit into the town regulations. Mr. Dingman would like to see them fit in with the character of the neighborhood. Mr. White asked about Shop ‘n Save and was told that theirs is a downward lit sign. Mr. Paradis felt that he could go along with an internally lit sign on the front but not the pylon. Ms. Heaney stated that it would be visible no matter which way it was lit. Mr. White stated that the internally lit sign on the front would be less intrusive as only the letters are lit. A gooseneck light would light up the whole building.

Mr. Paradis asked if the front windows are real or fake like the ones on the side. Mr. White explained that the large windows in the front are real, the smaller ones are fake. Ms. DeStefano stated that she would like all the signs to be externally lit.

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**CONT. SITE PLAN: WHITE REALTY**

Mr. Paradis called for a poll vote, taking the front sign first. Mr. Campbell felt the same as Mr. Paradis in that this sign, internally lit, would be less intrusive. Ms. DellaCroce felt that it would give a clean look but she was concerned about these becoming contagious. Mr. Dingman felt that it would be setting precedence. The poll vote was 2 for, 4 against.

Mr. Paradis then took a poll vote for the one on the side of the building. The vote was 0 for, 6 against. With the pylon sign, the vote was 0 for, 6 against. Mr. White again mentioned that he felt that gooseneck lights would be more intrusive and would light up more of the building as well as some of the ground.

D. Paradis made a MOTION, second by M. Campbell, to ALLOW BY SPECIAL EXCEPTION, AN INTERNALLY LIT SIGN ON THE FRONT OF THE BUILDING. The motion was DEFEATED, 2 for and 4 against.

Mr. Paradis asked how they stand with the State and Mr. White answered that they have not received their final approval as yet. Ms. DellaCroce noted that the ZBA decisions are not on the plan.

Ms. Heaney asked about the landscaping plan and Mr. White pointed out the trees on the left, shrubs to the base of the pylon sign and then layered plantings from those. Ms. Reid asked the height of the pylon sign. Ms. DeStefano stated that the plan says 32 sq. ft. per side and a maximum of 16' high. Mr. Dingman added that this would mean a 4' x 8' sign and 16' seems high. Mr. Paradis pointed out the Shop 'n Save sign which seems to be enough and is in the neighborhood. Ms. Seeler stated that it would need some height due to the rain garden. Mr. White explained that the rain garden has a slight indent and will be landscaped. Mr. Paradis read the regulations for signs which allows up to 16' in height. Mr. White stated that they went by the Ordinance but it will probably not be that high. Mr. Paradis mentioned that there is not much area that they can landscape. Mr. Campbell stated that the height of the sign becomes more prevalent once you see the finished grade. Mr. White then called Steve Jenkins, Family Dollar, concerning the height of the pylon sign. Mr. Jenkins had stated that their typical sign is 20' and that they would put up an appropriate sign. Mr. White added that they could also do a monument sign. A discussion followed using the Shop 'n Save sign and that of FreudenbergNOK, which is across the street. Mr. White stated that he was willing to go 10' with the shrubbery. Following more discussion in which less was suggested, Mr. Paradis felt that a compromise of 9' maximum above grade would be fine. The Board agreed. When the mailboxes were mentioned, Mr. Keegan stated that they are located in the State right-of-way.

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**WHITE SITE PLAN continued:**

The conditions for approval were then determined.

On the plan:

1. The sign to be 9' maximum above grade and adjust the diagram to conform.
2. Waiver granted for #31, existing water/sewer lines.
3. Eliminate "sign on face" on south side of building.
4. Applicant may replace on-site water/sewer with town system but must submit "as built" plans if this is done.
5. State and Town permits to be listed.
6. Have a separate box for the two ZBA decisions.

Other condition:

Applicant is to notify the town at least 3 days before demolition so the HDC can inventory the building.

C. Dingman made a MOTION, second by E. Seeler, to **CONDITIONALLY APPROVE THE SITE PLAN FOR JONATHAN T. WHITE REALTY LLC AS NOTED ABOVE.** The motion **CARRIED.**

A compliance hearing was set for March 14, 2012 at 7:00 p.m. Mr. Dingman asked that the minutes reflect that, in lieu of a landscape plan, the applicant agreed to build a stick-built structure with clapboard siding.

**MINUTES OF FEBRUARY 7, 2012:**

The following amendments and clarifications were made:

Page 1, last paragraph, add to the last line, "from the site." Page 2, 2<sup>nd</sup> paragraph, 1<sup>st</sup> line, following "mentioned that" insert "on the plan". 4<sup>th</sup> paragraph, 2<sup>nd</sup> line, following "drainage plan" insert "she designed". 6<sup>th</sup> paragraph, last line, change to read "White said that water will end in the cross-pipe." Last paragraph, last line, delete "he has predicted for a 60-year plan." and replace with "the plan is sufficient to handle a 50-year storm event." Page 3, 1<sup>st</sup> paragraph, next to last line, following "Mr. Jenkins" insert "representing Family Dollar". Second paragraph, 7<sup>th</sup> line, replace "sited" with "cited" and 9<sup>th</sup> line, replace "problem is" with "problem if". Page 4, 1<sup>st</sup> paragraph, 1<sup>st</sup> line, replace "manufacturing" with "manufactured". 2<sup>nd</sup> paragraph, replace "comes by one of their buildings" and replace with "regularly drives by one of the Family Dollar buildings in another town". 4<sup>th</sup> paragraph, last line, replace "its'" with "its". 5<sup>th</sup> paragraph, last line, following "once he owns it." insert "Mr. Dingman said he would be willing to take photographs to document the existing conditions."

The Board then discussed page 5, 2<sup>nd</sup> paragraph, Section 4.17C and what it says.

E. Seeler made a motion, second by C. Dingman, to approve the minutes as amended. The motion carried.

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**CORRESPONDENCE:**

None.

**REPORTS:**

**HDC:** Their meeting was canceled and the next meeting is scheduled for March 27<sup>th</sup>.

**Selectmen:** Mr. Dion was absent.

**CIP:** Nothing new until after town meeting.

**OTHER:**

Mr. Paradis stated that he spoke with the Fire Chief about the driveway for the Habitat subdivision and he is now on board with the 15% grade.

Ms. DellaCroce made a MOTION, second by C. Dingman, TO CHANGE THE BYLAWS CONCERNING THE ROLE OF ALTERNATE BOARD MEMBERS PER RSA 673:6,V AND RSA 676:1. The motion CARRIED.

Ms. Seeler mentioned that she has now rented her whole building, on Hall Rd., to a business for vehicle fabrication and detailing.

Ms. Laferriere mentioned that she has the new State Land Use books in her office for the members. She has also sent an e-mail to the Town Administrator and Selectmen stating that all members whose terms end in March are willing to continue on the Board.

**NEXT MEETING:**

The next meeting will be held on March 14<sup>th</sup> at 7:00 p.m. On the agenda: Compliance hearing for Jonathan T. White Realty LLC, Site Plan for Pasquaney Bay Real Estate LLC, Cont. Subdivision/Merger for Pemi-Valley Habitat for Humanity Inc., as well as election of officers and change to bylaws.

With no other business, C. Dingman made a motion, second by E. Seeler, to adjourn at 9:30 p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary