

PLANNING BOARD
January 28, 2015

APPROVED as amended & clarified:

2/11/15__jrl_____

AGENDA: BOYD SMITH PRESENTATION: NEWFOUND NR MAP & REPORTS
HYDROLOGIST REPORT TO BOARD IN REGARD TO ZAREMBA
PROGRAM DEVELOPMENT LLC/DOLLAR GENERAL),
215 Lake Street, #112-001
PCC: ELAINE McADAM/EARTHLY TREASURES/IRON HORSE
IRONWORKS, Lake St., #113-039
WORKSHOP

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Betsy Schneider (Sel. Rep.), Debbie Denning, Clay Dingman, Steve Favorite, Betty Seeler

ABSENT: -----

OTHER: Michael Capone (Town Administrator), Sandra Heaney (Conservation Commission), Boyd Smith, Elaine McAdam, Thomas Ballestero & James Houle

The meeting opened at 7:00 p.m. with a quorum.

PCC: ELAINE McADAM

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board but the Board will give their best answers to what is presented. She cautioned that funds are not expended based on a PCC (Preliminary Conceptual Consultation).

Ms. McAdam presented a rough sketch of their building and explained that at present they have 2 apartments, the Iron Horse Ironworks, and the Earthly Treasures business which operates under the Ironworks. As the owners have had health problems, they tried to sell the business this last year. As that did not happen, they are looking to make other changes. They would like to repurpose into three businesses: divide Earthly Treasures into 2 with a wall in between and a new entrance door, and the Ironworks section as it is. They also have a barn in the rear that is used for storage. Ms. McAdam feels that they can accommodate 30 parking spaces. The lot is .88 acres. The Iron Horse would be kept until the summer.

Ms. DeStefano directed the Board to look at the lot size. After discussion, they felt that the lot size would be okay. Ms. DeStefano advised Ms. McAdam to look at the allowed uses, page 3 of the Zoning Ordinance, when determining potential renters. Ms. Seeler mentioned that the Blacksmith shop is light industrial. Ms. McAdam asked about a Stained Glass shop and was

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McADAM PCC continued:

told that it would be allowed. Ms. DeStefano added that she needs to look at parking and will need a Site Plan. Ms. Seeler thought that it might be a Minor Site Plan and Ms. DeStefano stated that Ms. McAdam would need to come back and ask for that from the Board if she feels that it fits. She also needs to talk with the Fire Chief as to any Life Safety issues that will need to be addressed.

Mr. Paradis pointed out page 34 of the Site Plan Regulations, Section C, in which the Board can waive 400 sq. ft. or less but he did not advise that we do that. Section B, however, seems to lean toward a Minor Site Plan in this case. Mr. Favorite mentioned that any new exterior lighting needs to be addressed. Ms. McAdam was thanked for coming in.

BOYD SMITH, NLRA

Mr. Smith presented a slide show which demonstrated several layers of mapping for the water shed area by Bristol's Fowler River site. He advised that the Bristol Board work with the Alexandria Board as most of the water shed is in Alexandria but affects our wells by the Fowler River.

Mr. Smith was thanked for an enlightening presentation. He gave the Chairman the program and some newsletters to give to the Board.

THOMAS BALLESTERO AND JAMES HOULE, UNH HYDROLOGIST REPORT

Mr. Ballestero distributed a list of comments for the Board to look over. He pointed out specifically that we need to pay close attention to #10, 11, and 12. He passed around samples of the piping that is to be used in the system proposed, said that it would be surrounded by stones and is a good system. However, maintenance is a big concern. He added that the drilling lines and test pits show that the area is mostly fill which could cause sink holes in the future.

Mr. Houle stated that this is anyone's guess which is the benefit of keeping strict buffers. The Board explained that they have tried without success to this point of the proceedings. Mr. Dingman asked if they recommend we stay out of the buffers and was told they do.

Mr. Favorite mentioned that salt and sand are a problem for maintenance. Mr. Ballestero stated that, typically, the private owners are the culprits for an abundance of salt. Permeable pavement needs less salt to be used. Mr. Dingman asked about the cost of upkeep and Mr. Ballestero said that Permeable pavement is cheapest. You just vacuum. Mr. Paradis stated that the Board was told that the one delivery truck a week would ruin permeable pavement. Mr. Houle stated that the structure of materials has greatly improved and wouldn't be a problem now. Mr. Ballestero mentioned that an asphalt entrance/exit could be used with permeable pavement to each side. Mr. Houle advised that maintenance of the system be tied to the deed. Ms. Schneider asked

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HYDROLOGIST REPORT continued:

how, as a town, we would know that it is being maintained. She was told that a solution to that has not been found as yet but we might require a 3rd party audit with a maintenance log. Ms. Heaney asked, if maintenance is not done, how long it would take for the system to fail and was told that it would depend on the sediment --- the manufacturer states 12 months to 7 years. Another consideration that Mr. Ballestero brought up is where to dispose of the sediment. Ms. Schneider questioned how many of these systems has Dollar General put in.

Mr. Houle stated that, once Dollar General moves the NHDOT pipe portion to readjust it, they technically now own the pipe. They need to provide sizing if they do this. Mr. Dingman said that Dollar General has said that they will do this.

Mr. Favorite mentioned that, due to the size of the building that they want, there will be a lot of roof water. Mr. Dingman added that the roof and the parking lot will be a concern for run-off. Mr. Favorite stated that it has been mentioned that there may be a problem when the soil is disturbed for building. Mr. Ballestero did not think that would be a big problem as they will be doing a slab and will not dig very low.

It was mentioned by Ms. Heaney that Zaremba plans on coming in with another revised plan to the Conservation Commission. Mr. Ballestero and Mr. Houle shall revise their report once this is received by them. Mr. Paradis asked, if when Mr. Ballestero and Mr. Houle do their final report, they would set priorities and they are willing.

When questioned about moving the building out of the buffer, Ms. DeStefano explained that they did several scenarios but there were delivery truck issues. They have moved it forward 5'.

Ms. Heaney is concerned about what is under the fill. She thinks it may have been a wetland. Mr. Houle advised that we ask for the type of soil and Mr. Ballestero mentioned that it might create sulfur. Ms. Schneider asked how deep the test pits went and Mr. Ballestero answered 8' to 12'.

Ms. DeStefano thanked Mr. Ballestero and Mr. Houle and then reminded the Board that we have not accepted the application as complete as yet.

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MINUTES OF JANUARY 14, 2015:

The following amendments and clarifications were made:

Page 2, 2nd paragraph, 4th line, replace “add” with “support”. 3rd paragraph, 1st line and last paragraph, 1st line, replace “percentage of lot coverage” with “minimum required area”. Page 3, 7th paragraph, 3rd line, following “conformity of the lot” insert “with regard to the minimum required area.”. Page 4, 1st paragraph, 2nd line, replace “based on” with “contingent upon”. Move the 3rd sentence to follow the first sentence and replace “willing” with “agreeable”. 2nd paragraph, 2nd line, following “4’ x 5’” insert “and made of vinyl”. Page 5, under HDC, 2nd line, change “NHDHR, Architecture” to “NHDHR Architectural”. 3rd line, insert “Service” following “National Park”. Under Selectmen, 2nd line, replace “Land Use” with “the Land Use chapter of the Master Plan”.

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

ZONING AMENDMENT LANGUAGE:

Ms. DeStefano presented a copy of the proposed Zoning Amendment language that Mr. Paradis drew up for her. The Board determined that the first was fine but in the second, to insert “as defined in the Zoning Ordinance” following “temporary signs”. Ms. DeStefano will make this change and e-mail it to Mr. Capone.

SIGN ORDINANCE:

Ms. DeStefano directed the Board to page 24 of the Zoning Ordinance and read section E concerning neon and LED signs needing conditional use approval at a Site Plan. She explained that the new pawn shop did not need Site Plan but has put up a neon sign. She asked if a Site Plan is needed or if we can just give a conditional use permit. The Board discussed this and felt that the wording requires the Site Plan.

VISION, MASTER PLAN

Mr. Dingman was not ready with this. Ms. DeStefano asked that we do this at our next workshop meeting.

CORRESPONDENCE:

A Course for Planning and Zoning laws in NH was offered by Preti Flaherty. As we do not have the funds in our budget for this, any member who would like to do this on their own can see the secretary for the form.

REPORTS:

HDC: Did not meet yet.

Selectmen: The budget stuff is done.

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REPORTS continued:

CIP: Don't meet until after Town Meeting.

NEW BUSINESS:

2014 NH LAW UPDATE: Mr. Capone felt that there is nothing earth-shattering that the Board cannot figure out from the pamphlet that Attorney Waugh has sent. The Board decided not to have Attorney Waugh come this year and Mr. Capone will e-mail the copy of Atty. Waugh's comments to the Board.

SOIL SCIENTIST:

Ms. DeStefano has not received anything from the Soil Scientist yet. She will e-mail it to the Board when she gets it. She reminded the Board that we cannot discuss it until the meeting on Feb. 11th.

NEXT MEETING:

February 11, 2015 at 7:00 p.m. with the continued Special Use Permit, Subdivision, Site Plan for Zaremba Program Development LLC/Fred Schneider (Dollar General).

With no other business before the Board, Clay Dingman moved to adjourn at 8:47 p.m.

Respectfully submitted,
Jan Laferriere,
Recording secretary