



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, May 21, 2015 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Courtney Homer, Chip Hussey, David Moore, Rich Winsor, John McDevitt - Selectmen's Rep, Steve Gerrato - Alternate

Members Absent: Scott Baker

Staff Present: Mark Fougere - Consultant

Chair Gerome opened the Planning Board meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Site Plan Review, Conditional Use Permit: 75 Bramber Valley Drive [Map U7, 10]
Owner: Edward H. Fillmore, Jade Realty Corporation
Applicant: Richard Green, Green & Company
The owner and applicant are proposing an Age Restricted Housing project consisting of 73 single-family condominium units. All proposed roadways will be privately owned and maintained with access to Post Road, which will be gated.

M. Fougere told the Board that as a result of the meeting earlier in the day, the applicant requested a continuance to the June meeting.

MOTION: R. Winsor moved to approve the request for a continuance of the Site Plan Review for 75 Bramber Valley Drive to the public hearing on Thursday, June 18, 2015. Second - J. McDevitt

DISCUSSION: J. McDevitt asked if the concerns regarding the hydrogeological study would be resolved for the June meeting. M. Fougere told the Board that they had a meeting earlier in the day with the applicant, the Town Engineer, the hydro-geologist, Jones and Beach engineer, Building Inspector and GZA. He was confident that the issues would be very close to being resolved, if not resolved, by the June meeting.

MOTION: R. Winsor moved to approve the request for a continuance of the Site Plan Review for 75 Bramber Valley Drive to the public hearing on Thursday, June 18, 2015. Second - J. McDevitt; all in favor.
MOTION CARRIED

2. Site Plan Review, Conditional Use Permit: 40 Alden Avenue [Map R20, 14B]
Owners/Applicants: Fred & Debbie Ludington
The owners/applicants are proposing to construct a 6,000 sq. ft. industrial building within the Commercial B zone.

C. Hussey recused himself from this topic; S. Gerrato was asked to join the meeting. S. Gerrato also recused himself as a member of the ZBA and this possibly being heard by that Board.

Joe Mulledy, Ambit Engineering and representing the Ludington's, addressed the Board. He stated that he had been informed the plans submitted in response to the engineer's review comments could not be discussed. The original plans were reviewed and discussed.

J. Mulledy gave a brief background on the proposed project for Sweet Grass Farms, which will be located at the end of Alden Avenue. The project was approved on two previous occasions; due to circumstances beyond their control, construction was put on hold. The extension to the end of Alden Avenue was not completed due to problems with construction and materials, and will need to be addressed as part of the current project. Final construction of the Alden Avenue extension is part of the plan. There are existing wetlands on the site. The setback was previously shown at 50'; it's been corrected to show 75'. Building setbacks have also been revised. The building has been reduced to 6,000 sq. ft., and 19 parking spaces are included. Drainage was shown.

They met with the Conservation Commission on Wednesday, May 13. They requested that rather than plant grass on the slope area, something similar to high bush blueberries be used. Many of the engineer's comments were administrative. The building will be metal with a wood façade on the front. The Police Chief has submitted a review; one has not been received from the Fire Chief.

Road construction was briefly discussed. John Chagnon, Ambit Engineering, and the Town Engineer have been working on the road. Chair Jerome stated that the goal prior to the next deadline was to not have any comments from the Town Engineer. Special Exceptions at the ZBA were discussed. Manufacturing will be done by Special Exception as will distribution and warehousing.

J. Mulledy informed the Board that the Conservation Commission was unable to review the new plans. R. Winsor suggested that the Conservation Commission submit a letter to the Planning Board regarding their review. He continued that J. Mulledy should contact the Conservation Commission in writing noting the changes that had been made; F. Ludington does plan on attending the next Conservation Committee meeting.

Chair Jerome opened the meeting to public comments. Asked by an audience member about retail sales, F. Ludington responded that retail sales are only at Christmas time, but online sales can be done anytime. There being no other comments, Chair Jerome closed the public hearing.

MOTION: *R. Winsor moved to continue the Site Plan Review and Conditional Use Permit for 40 Alden Avenue to the public hearing on Thursday, June 18, 2015. Second – D. Moore; all in favor. MOTION CARRIED*

R. Winsor suggested that J. Chagnon review the Architectural section of the Site Plan Review. A metal building could be an issue.

3. Stormwater Regulations Grant

Stormwater standards that would be considered if the Board applied for the grant were included in the packet. PRET recommended using the model stormwater standards from coastal watershed communities. This was a model ordinance developed by the UNH Stormwater Center and Rockingham Planning Commission. They realize that not everything may be adopted by towns applying for the grant, but the core requirements would be necessary.

M. Fougere pointed out the main requirements that should be adopted, allowing for more flexibility in the Site Plan and Subdivision Regulations. They have not been reviewed by the Town Engineer. Some of the standards are in place and required for development; however, there are thresholds required by the State (example: standards don't have to be complied with if there is less than 100,000 sq. ft. of disturbance). This would lower the threshold and the Board could decide where to start the number for the area of disturbance.

The goal is to reduce the transport of nitrates in stormwater. There is concentration on low impact development, increasing stormwater treatment requirements, salt storage areas, etc. As mentioned at the work session, this could be done without applying for the grant.

Chair Gerome stated that the Board could apply for the grant. C. Hussey added that they would have to adopt regulations, and using the standardized would make it easier. Chair Gerome suggested he meet with the Town Engineer, M. Fougere and C. Hussey to review the stormwater regulations. M. Fougere reminded him that the grant is due June 05, 2015.

MOTION: *C. Hussey moved to authorize M. Fougere to start the writing the Stormwater Regulations Grant. Second – R. Winsor; all in favor. MOTION CARRIED*

4. Site Walk: Van Etten Drive

M. Fougere updated the Board on the site walk at Van Etten Drive earlier in the day. Those present included M. Fougere, the Town Engineer, on site inspector from the Town Engineer's office, Chair Gerome, the neighbor, the developer, and the Building Inspector.

As you enter the property, the parcel on the right is designated as open space; the neighbor's property is the next adjacent lot. The parcel in question was to be returned to its natural state: not to be hayed or mowed, and over time it would grow in and eventually be woods. Left to mother-nature, the channel, which was once maintained and kept water flowing, is beginning to get clogged with weeds. There is a good drop from the box culvert upstream; the allegation is that because it's returning to its natural state the water is slowing down along the entire channel including the adjacent property. The neighbor is concerned that if it continues, her lot will become wetter. There is nothing that can be done; the only option is for the developer to get permission from DES to maintain the swale on an annual basis.

Chair Gerome added that the issue has nothing to do with the development but the non-maintenance of the swale which was maintained by the Beck's for a number of years. The lack of maintenance will cause a back-up onto the adjacent property, which is a legitimate concern. DES wants the parcel to become a natural wetland. M. Fougere stated that the developer is going to contact DES to have one of their agents look at the situation and the possibility of getting a permit to clean out the swale once a year.

5. Appointment of Planning Board Alternate

MOTION: *R. Winsor moved to appoint Jamie Connelly as a Planning Board alternate. Second – D. Moore; all in favor. MOTION CARRIED*

6. Items for the Work Session

- a. Monday, June 01, 2015 – Joint Work Session with Board of Selectmen

The Board was reminded that the June work session will be a joint meeting with the Board of Selectmen. TIF districts will be discussed. M. Fougere is working on statistics for the Growth Management Ordinance. J. McDevitt requested that there be an update on the CIP process as well.

7. Approval of Minutes

- a. Thursday, March 19, 2015

MOTION: C. Hussey moved to approve the minutes of Thursday, March 19, 2015. Second – R. Winsor; all in favor. MOTION CARRIED

- b. Thursday, April 02, 2015

MOTION: R. Winsor moved to approve the minutes of Thursday, April 02, 2015. Second – D. Moore; six in favor, one abstain (J. McDevitt). MOTION CARRIED

- c. Thursday, May 07, 2015

MOTION: C. Hussey moved to approve the minutes of Thursday, May 07, 2015. Second – J. McDevitt; five in favor, two abstain (D. Moore, R. Winsor). MOTION CARRIED

8. Other Business

- a. Approval of Invoices

MOTION: C. Hussey moved to pay all invoices as presented. Second – R. Winsor; all in favor. MOTION CARRIED

9. Adjournment

MOTION: R. Winsor moved to adjourn at 7:50 p.m. Second – C. Hussey; all in favor. MOTION CARRIED

NEXT MEETING

Monday, June 01, 2015 – 7:30 p.m., Town Hall Conference Room, Joint Work Session with Board of Selectmen

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, June 18, 2015