



# PLANNING BOARD

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## MINUTES OF THE PLANNING BOARD WORK SESSION

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Thursday, January 07, 2016 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair Stu Gerome, Scott Baker, Courtney Homer, Chip Hussey, John McDevitt (Selectmen's Rep), Rich Winsor, Steve Gerrato (Alternate)

*Members Absent:* David Moore, James Connelly (Alternate)

*Staff Present:* Mark Fougere - Consultant

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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. Proposed Zoning Ordinance Change: Article III

The Board was reminded that the article to be reviewed would make medical offices/clinics and ambulatory surgical centers permitted by Conditional Use Permit in the Commercial C (CC) Highway District. It would be a conditional use through the Planning Board process, with criteria that would have to be met in addition to the Site Plan Regulations. This article was continued from the meeting on Thursday, December 17, 2015.

Traffic and the size of parking stalls was a concern. Currently, traffic at that location is rated "F". Criteria needed to be set raising the level of service (LOS). It was pointed out that increased traffic onto Rt. 33 from other areas could be a possibility in the future and needed to be taken into consideration when discussing the overall traffic impact. R. Winsor requested it be added to the Conditional Use Permit criteria that the Planning Board would define the scope of traffic studies.

The Board was in agreement that all uses in the CC Highway District should be permitted by Conditional Use Permit. C. Hussey suggested looking at uses for all zones in the Medical Services section before making any changes. If it's not allowed, the applicant would have to get a Variance and prove hardship. The Board discussed amending all zones to be permitted by Conditional Use Permit; however, they opted to review during the year.

The following will be forwarded to public hearing on Thursday, January 21, 2016, if posting time allows: all uses in the Commercial C (CC) Highway District zone, Medical Services, are to be permitted by Conditional Use Permit. If posting requirements cannot be met, the amendment will go to public hearing as originally posted.

To be added to the criteria for a Conditional Use Permit: shall not degrade existing level of service (LOS) and in no case shall the LOS be lower than LOS E; size of parking stalls must meet traditional zoning.

**MOTION:** C. Hussey moved forward to public hearing on Thursday, January 21, 2016, that all uses in the Commercial C (CC) Highway District zone, Medical Services, are to be permitted by Conditional Use

*Permit. If posting requirements cannot be met, the amendment will go to public hearing as originally posted. Second – R. Winsor; all in favor. MOTION CARRIED*

## 2. Stormwater Management Revisions

Board members were given the most recent Model Stormwater Standards for Coastal Watershed Communities. M. Fougere stated that another model is being worked on and vetted; the Board should be working with the newest model. He's hoping to have an updated version for the meeting on Thursday, January 21, 2016. Stormwater Management will be included in the Subdivision and Site Plan Regulations.

M. Fougere pointed out several sections that should be reviewed. Stormwater Management for New Developments, Item "o", was discussed. Pervious parking surfaces would become a requirement. Chair Gerome commented that previous applicants before the Board have stated more salt or ice melt is used on pervious surfaces because it drains away. Also discussed was Stormwater Management for New Developments, Item "b"; M. Fougere felt it may have to be expanded if it stays in the model.

The Conservation Commission will be asked to start reviewing the Stormwater Management model. Funds are available for public outreach and/or advertising. M. Fougere will contact the professor at UNH to speak to the Planning Board and other interested Boards/Commissions as well as the public at a work session.

## 3. Topics for the Public Hearing: Thursday January 21, 2016

Topics for the public hearing were reviewed. The applicant for 90 Depot Road will be withdrawing his application.

## 4. Approval of Minutes

**MOTION:** *S. Baker moved to approve the minutes of Thursday, December 03, 2015. Second – R. Winsor; six in favor, one abstain (J. McDevitt). MOTION CARRIED*

**MOTION:** *J. McDevitt moved to approve the minutes of Thursday, December 17, 2015. Second – S. Baker; four in favor, three abstain (S. Gerrato, C. Homer, R. Winsor). MOTION CARRIED*

## 5. Approval of Invoices

**MOTION:** *R. Winsor moved to approve the payment of invoices: \$713.75 from the Escrow Account and \$1,455.45 from the Town. Second – S. Baker; all in favor. MOTION CARRIED*

## 6. Other Business

There was no other business to discuss.

## 7. Adjournment

**MOTION:** *C. Hussey moved to adjourn at 8:08 p.m. Second – S. Baker; all in favor. MOTION CARRIED*

## NEXT MEETING

Thursday, January 21, 2016 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Thursday, January 21, 2016