



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD

Thursday, February 15, 2018 – 7:00 p.m. – Town Hall Conference Room

Members Present: Scott Baker, Stu Gerome, Courtney Homer, David Moore, Rich Winsor, James Connelly (Alternate), Steve Gerrato (Alternate), Paul Sanderson (Selectmen's Rep)

Members Absent: John McDevitt, Catie Medeiros (Alternate)

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. Weeks Library Expansion Update: Library Trustees

Marcia McLaughlin, Library Trustees Chairman, addressed the Board. Also present were Craig McLaughlin, Building Committee Chairman; Leonard Schwab, Building Committee Co-Chairman; and Ron Lamarre, Architect for Lavalley/Brensinger. C. McLaughlin updated the Board on the proposed Weeks Library expansion, explaining the revised parking plans. Rather than build a parking lot near the school, the Library will be given ten parking spaces in the school parking lot. R. Winsor asked if they had taken into consideration events that occur during the day at the school. He asked for more detailed information when daytime events take place that would include a traffic analysis of inflow and outflow, what it is typically, and what are the peak times and events. C. McLaughlin responded they are proposing to add 16 spaces off the property, and that may help solve the problem.

S. Gerrato stated that walking from the parking lot shouldn't be a problem. M. McLaughlin added that the School Board will put a light on the front of the SAU building. R. Winsor noted that the light on the SAU building must be compliant with the Town lighting standards (dark sky compliant). There is a sidewalk from the school to the Library. J. Connelly questioned liability with the parking spaces at the school. C. McLaughlin stated they have discussed it with the School Board, and it was more complicated when the original parking lot was being proposed. With the Town Attorney's help, they have outlined some principles regarding the arrangement and liability. Based on a suggestion from the Town Attorney, the Library Trustees are not asking for an easement; they will be putting up signs on parking spaces for "Library Parking". It will remain school parking and be labeled differently.

R. Lamarre reviewed the proposal with the Church for 4' and 7' walkways on that property and around the back of the Parish House. They will restructure the septic system to allow parking on top, creating four preferred parking spaces closer to the Library. Currently, there is a crushed stone gravel path at the Parish House. They are proposing to pave the area so it's easier to maintain.

R. Lamarre discussed the concerns about drainage. He has discussed the issue with Underwood Engineering and Eric Weinreib (Altus Engineering). Something can be built under the building in terms

of water detention or in another location on the property; there are three options that haven't been engineered at this time. Underwood and Altus don't feel it's an issue. Restroom fixtures are being added, and the septic system will be designed for a specific number of fixtures. When the restructuring is done, H-20 loading will be added to the septic system to allow for parking on top; they will upsize the tank, if necessary. The money for the original parking lot will be used for other purposes.

R. Lamarre stated they have had some very productive meetings with the neighbor. The neighbor was concerned about the lot lines; they have taken the windows off the elevation on the right side of the proposed addition and a trellis may be used on that side to grow plants off the building. That will reinforce the green space buffer that currently exists. The neighbor was told the emergency doors would only open in an emergency and that the large pines would be taken down.

R. Lamarre reviewed the building layout. He noted it was a concept design and if the voters passed it, there would be many more meetings and the project would improve.

J. Connelly questioned the overall size of the proposed expansion. By not including the right wing and making that area parking, it would solve the parking problem. M. McLaughlin responded they looked at the current collection space, what needs to be housed, what is needed in terms of children's space, and met with residents in the community, and developed a needs assessment. The needs assessment drove the size. They're also trying to build for the future to meet the needs of the community. J. Connelly asked why a 100 person meeting room was needed; M. McLaughlin responded that it was a community meeting space. S. Gerrato also couldn't understand the size of the Library; the future is in the internet and libraries are dying.

P. Sanderson reminded those present that the Parish House is private property, and they can't forget about the Ordinance. With the proposed plan, there's 100% lot coverage; that wouldn't be approved if it were just the Parish House. R. Lamarre acknowledged it was a good point, and they should be considering permeable asphalt. P. Sanderson responded it would still bring it in as a site plan and would have to comply with the current Site Plan Regulations. He continued that the problem with the school was not what the School Board wants, but that the school is subject to a bond. If the Town had an interest on that property, a partial release from the bond would be needed. C. McLaughlin stated they had a brief discussion with the school regarding that issue, and it was complicated. There was also a discussion with the Town Attorney and he spoke to the school. He suggested the Trustees not ask for an easement. Chair Gerome clarified that an easement would trigger the bond issue.

P. Sanderson noted that the school and Parish House were major issues. R. Winsor suggested going back to the original parking plan and rather than an easement do a Memorandum of Understanding (MOU). R. Lamarre thought the school could build the parking lot, the Trustees reimburse them, and do an MOU. P. Sanderson stated that if it was done that way, warrant articles would be needed on both sides: a warrant article for the School District and one for the Town.

R. Lamarre asked if the Board would be willing to work with them if the voters approved the Library expansion. Curb cuts were discussed; R. Winsor stated that they had a "quid quo pro": giving up the parking spaces on Post Road may get them a curb cut. He continued that if the Town passes the expansion, the Board would work with them to find a solution. S. Baker stated moving parking off Post Road was a positive improvement. He asked for clarification on water retention under the building. R. Lamarre explained they will be using a surface water infiltration system underneath the slab.

Chair Gerome opened the meeting to public comments. There being none, he closed the public session and returned to the Board. The Board had no further comments.

2. Approval of Minutes

MOTION: R. Winsor moved to approve the minutes of Thursday, February 01, 2018. Second – S. Gerrato; five in favor, three abstain. MOTION CARRIED

3. Approval of Invoices

There were no invoices to approve.

4. Other Business

The letter from the Building Inspector regarding the septic system at Kelsey Way was continued to the next meeting. Work may have been done without Town or State approval. There was also some talk about adding seats to the restaurant.

MOTION: R. Winsor moved to continue discussion of the Building Inspector's letter to the meeting on Thursday, March 01, 2018. Second – P. Sanderson; all in favor. MOTION CARRIED

5. Topics for Work Session: Thursday, March 01, 2018

Topics were briefly discussed. Chair Gerome asked members to review the revised Climate Adaptation chapter for discussion at the next meeting.

6. Non-Public Session: Legal [RSA 91-A:3, II(I)]

MOTION: P. Sanderson moved to enter into non-public session to discuss a communication from counsel at 7:49 p.m. Second – R. Winsor; all in favor. MOTION CARRIED

MOTION: P. Sanderson moved to seal the minutes to maintain confidentiality. Second – S. Gerrato; all in favor. MOTION CARRIED

MOTION: R. Winsor moved to return to public session at 8:33 p.m. Second – P. Sanderson; all in favor. MOTION CARRIED

7. Adjournment

MOTION: R. Winsor moved to adjourn at 8:35 p.m. Second – J. Connelly; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, March 01, 2018 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, March 15, 2018