

MILFORD PLANNING BOARD PUBLIC HEARING
May 24, 2016 Board of Selectmen's Meeting Room, 6:30 PM

Members Present:

Christopher Beer, Chairman
Paul Amato
Doug Knott
Janet Langdell
Susan Robinson
Veeral Bharucha, Alternate member
Jacob LaFontaine, Alternate member

Staff:

Lincoln Daley, Comm. Dev. Director
Darlene Bouffard, Recording Secretary
Dave Bosquet, Videographer

Excused:

Tim Finan
Kevin Federico

MINUTES:

1. Approval of minutes from the 4/26/16 meeting.

NEW BUSINESS:

2. **Spring Creek Sand & Gravel, LLC / Paul K. Amato Trust of October 29, 1998 – Mason and Mile Slip Roads – Map 45, Lot 11 and Map 50, Lots 4-4 & 6.** Public Hearing for multiple lot line adjustments involving Map 45, Lot 11 and Map 50, Lots 4-4 & 6; a subdivision creating one (1) new residential lot from Map 50, Lot 6; and a waiver request from Milford Development Regulations: Article V, Section 5.06. *(New application – Keach-Nordstrom Associates, Inc.)*
3. **Little Nell Trust/Milred Ninety Six, LLC – Capron Road – Map 43, Lots 57 & 58.** Public Hearing for a major site plan; to construct 124 new apartments consisting of 3 three-story garden style homes and 4 four-unit townhomes with associated site improvements; and a waiver request from Milford Development Regulations, Article VI, Section 6.05.4, Table of Off-street Parking. *(New application – Keach-Nordstrom Associates, Inc.)*
4. **Hammer Family Realty I, LLC/Salt Creek Properties, LLC and Paul D. Spiess Rev. Trust-1996 – Hammond Road – Map 43, Lots 69, 71 & 72.** Public Hearing for a lot line adjustment between three (3) commercial lots to facilitate a site plan to construct a new automobile dealership. *(New application – Sanford Surveying & Engineering)*
5. **Hammer Family Realty I, LLC/Salt Creek Properties, LLC – Hammond Road – Map 43, Lots 71 & 75 and Map 48, Lot 33.** Public Hearing for a major site plan to construct a new automobile dealership with associated display areas. *(New application – Sanford Surveying & Engineering)*
6. **The Anne K. Bergeron Trust/Industrial Tower & Wireless – Summer St – Map 9, Lot 4.** Discussion for a proposed telecom lattice tower replacement with associated site improvements.

Chairman Beer called the meeting to order at 6:30 p.m.. He introduced the Board and staff and explained the ground rules for the public hearing.

MINUTES:

There were no corrections to the minutes of April 26, 2016. Susan Robinson moved to accept the minutes as presented. Paul Amato seconded. Motion carried by a vote of 5-0-0.

NEW BUSINESS:

Spring Creek Sand & Gravel, LLC / Paul K. Amato Trust of October 29, 1998 – Mason and Mile Slip Roads – Map 45, Lot 11 and Map 50, Lots 4-4 & 6. Public Hearing for multiple lot line adjustments involving Map 45, Lot 11 and Map 50, Lots 4-4 & 6; a subdivision creating once new residential lot from Map 50, Lot 6; and a waiver request from Milford Development Regulations: Article V, Section 5.06.

Paul Amato recused himself.

C. Beer explained this application is to create one new residential lot. The application is complete. Jacob LaFontaine will sit as an alternate on the Board in place of Paul Amato who stepped down from the Board for this application. J. Langdell moved to accept the application. D. Knott seconded. Vote 5-0-0; motion passed unanimously. J. Langdell moved that there was no potential regional impact associated with this application. J. LaFontaine seconded. Vote 5-0-0; motion passed unanimously. L. Daley read the abutters list into the record.

Abutters:

Paul Amato, Mason Rd
Nancy Amato, Mason Rd
Lincoln Daley, Town of Milford
Justine Amerault, Mile Slip Rd
Liam Hurley, Mile Slip Rd
Debra Schusterman

Chairman Beer recognized Patrick Colburn of Keach-Nordstrom and asked for a review of the plan for clarity. Paul Amato, member of Spring Creek, explained that he is a trustee of the trust that owns lot 50-6. He is under way with construction of a house on 45-11 at the top of the hill. Due to the location of the property lines, the property is on land owned by Spring Creek and therefore he would like it to be on land owned by Paul and Nancy Amato. He would like to remove Parcel A, 18.7 acres, from Lot 11 and merge it with Lot 6 so that the new home is on lot 6. The Kennison home is already on Lot 6; he wants to subdivide Lot 6 around the Kennison home with 7.5 acres. In order to allow the future expansion of Spring Creek, parcel B would be merged with Lot 5 (16 acres) the result of Lot 11 would be 390 acres. Lot 4-4 would be 41.5 acres, Lot 6 would be 151 acres and Lot 6-1 would be 7.5 acres. All of these lots are in a residential area. All lots exceed the minimum requirement. The waiver is from the submittal requirements of wetland mapping of the property and full topography of the acreage. This is almost 600 acres total but only will affect a very small portion. The lot lines to be adjusted have surveys along any lines being adjusted. That is all shown in the plans presented tonight. The waiver request will not affect the work being done. That has already been accepted and would cause undue financial hardship to the owner.

Mr. Beer asked for questions from the Planning Board. S. Robinson asked about the sand & gravel portion, is the plan to extend the sand and gravel operation? Paul Amato said the gravel bed has concluded on Lot 11. S. Robinson asked what gets done to the terrain when it is done? P. Amato said it would get re-claimed, the only active sand and gravel work is in one area. The concluded sand and gravel portion will be re-claimed following the required criteria. D. Knott asked about the undue hardship. P. Amato said the topography and wetlands were reviewed for the entire parcel. It would not tell any more than has already been done, it would not accomplish anything. J. Langdell said a significant amount of documentation is on file for the lot already. J. Langdell asked where the access for the new property is. P. Amato said a driveway will be past the gravel pit road. There will be

two access points. P. Amato said the other end of Mile Slip Road would have another way out. C. Beer asked for questions from the Board regarding the waiver request and site plan and conditional approval of the lot line adjustment.

Chairman Beer opened the public portion of the meeting.

Justine Amerault asked about the access to the lot where the home is being built, and what is the Class of Mile Slip Road? L. Daley responded it is a Class V road. Ms. Amerault asked when there is a subdivision, what does the ordinance say about the road, will it be improved? Is there a rule about that? L. Daley said sometimes the Planning Board requires road improvements, but a two-lot subdivision may not impact the road to a point that causes wear and tear to the road. Ms. Amerault said the road is already in bad condition. L. Daley indicated that DPW has a road improvement plan that Mile Slip Rd is probably on. Ms. Amerault indicated the end of Mile Slip Road is not well maintained; it is already impacted by the traffic brought up there with the trailers and now we are talking about one more house going in. She wonders if the gravel business has put a strain on Mile Slip Rd. P. Amato stated that the trucks go down Mason Road. Ms. Amerault added that the traffic has also increased because the Conservation Commission has encouraged use of the trail system at the end of Mile Slip Rd. J. Langdell indicated that the Town Administrator is here tonight as well and can take that information back to DPW. Ms. Amerault wants it noted that this will affect Mile Slip Rd. J. Langdell said if people have questions about the road, they can refer to the website for the road improvement plan or talk with the Town Administrator. Tonight's plan is for one home. There were no further questions or comments from the Board.

Chairman Beer closed the public hearing.

J. Langdell asked if the easement for the barn is going to remain. Patrick Colburn apologized for not mentioning the easement which will stay the same. Chairman Beer asked about driveway permits. Patrick Colburn said the driveway permit was submitted today.

J. Langdell moved to grant the waiver request. S. Robinson seconded. Vote 5-0-0; motion carried unanimously.

J. Langdell moved to conditionally approve the application that will include the language for the access easement. S. Robinson seconded. Vote 5-0-0; motion carried unanimously. L. Daley added a condition that the meets and bounds will be set or a bond posted to cover the cost. J. Langdell moved to approve same. S. Robinson seconded. Vote 5-0-0; motion carried unanimously.

Paul Amato returned to the Board.

Little Nell Trust/Milred Ninety Six, LLC – Capron Road – Map 43, Lots 57 & 58. Public Hearing for a major site plan; to construct 124 new apartments consisting of 3 three-story garden style homes and 4 four-unit townhomes with associated site improvements and a waiver request from Milford Development Regulations, Article VI, Section 6.05.4

Chairman Beer read the notice into the record and verified the application was complete. J. Langdell moved to accept the plan for review. D. Knoll seconded. Vote 5-0-0; motion carried unanimously. P. Amato moved that this application posed no potential regional impact. V. Bharucha seconded. Vote 5-0-0; motion carried unanimously.

L. Daley read the abutters list into the record.

ABUTTERS:

Arthur Penno, Nashua St

John Cronin, representing the applicant, was here previously to provide information for these low income units on the property. The low income units were approved; however, the CDBG grant funding was not. The Housing Finance Authority has limited money so we have come full circle and now are ready to develop 124 units. There

will be four units of townhouses. Patrick Colburn, Heather Monticup and Dennis Mires are present tonight for questions. Planning staff has reviewed the plans. A waiver request is being submitted from the parking requirements of two (2) cars per unit to 1.5 cars per unit. There are nine (9) studio apartments and fifty-four (54) other units. This is competitive with other developments in Southern New Hampshire.

P. Colburn presented the plans, noting a sidewalk will be added around the perimeter of Lot 57 where most of the proposed work will take place. There is frontage on Capron Road. This will include three 3-story garden style apartment buildings and sixteen (16) townhome units in four (4) buildings. Lot 58 is the Eastern Trails complex. In the past they have talked about 1.5 parking spaces per unit. In the future, covered parking spaces may be added as well as storage units as another amenity. This will be part of Eastern Trails and will be known as the Ridge at Eastern Trails. Utilities will be brought in from Nashua Street. There is currently a sewer issue at Eastern Trails; the Main has given the town problems over the years; this plan offers an easement to the sewer main to correct that issue. Appropriate plantings will be placed where the water enters the catch basin. The Master Plan did not include townhomes. Sidewalks will go around the entire Capron Road community. The Conservation Commission and Zoning have been involved; a height variance for buildings is being submitted because they may exceed the 35' limit. The Conservation Commission has concern with critter migration and crossings. It is planned to increase the pipe size from 36" to 48". There will be a "no-cut" restriction in the southwest corner of the site. The Conservation Commission does not want the owner to clear cut the remaining acreage so that it can remain wooded. Attorney Cronin said the sidewalk is a contribution that the applicant is willing to fulfill in order to get sidewalk down to Nashua Street. A traffic study was also submitted and has similar findings from the prior approval. The recommended mitigation of adding a lane is being discussed.

Dennis Mires, said there will be three 36-unit buildings. Buildings A and B will both have 36 units with studios, 1, 2 and 3 bedroom units. The elevation of the building has been discussed. Cross gables and using different materials such as clapboard siding will add interest to the building. The townhouses have two types of siding and they are two stories. There are Type A and Type B buildings with four units in each. Mr. Colburn asked for questions.

J. Langdell asked if the town houses have patios. Dennis answered yes, both Type A and Type B have patios on the back side. The units have a deck.

P. Amato asked the reasons for the height variance. Dennis answered that is on the apartments because of the average grade of the terrain and it falls off on unit B coming around the corner. The downhill units are affected because of the grade, which falls off and requires the variance from the street; they are all the same, it is a downhill grade that creates the need for the variance. P. Amato asked about the height and if the Fire Department has been talked to. Dennis Mires responded the ZBA meeting was postponed and they are going back on June 2. Patrick Colburn said there will be no parking spaces on the south side of Building B. He was told that Jason Smedick is not concerned about the height as long as they have room for the apparatus. Thirty-five (35') ft is the allowed height; the request is to be allowed up to 44.5'; the reason for the height is the grade around the building. L. Daley asked what is the view from the Mobile Home park; is there visual mitigation to separate the two properties? Patrick Colburn indicated the closest unit is Building 1 and it would be the patio angle. There is a tree line that exists there today which will remain. What is taken down will be replaced with a grass buffer. L. Daley asked how the building orientation was established. Patrick said the grading that is required forced the building angle. We need to follow the contour of the land which sets the orientation. J. Langdell asked if any mitigation will be done further down to Nashua Street. Along the front part of the property the tree line thins out and is more grass than trees. The applicant might want to explore additional visual mitigation. P. Amato said the buildings are up on a higher elevation than Nashua Street. People driving on Nashua Street will see them, so any screening would be helpful. Patrick Colburn said the view from the mobile home park was a concern and we are managing that and will provide access to the back of the building for the Fire Department.

D. Knott asked where the snow storage is and is it realistic to get the snow all in the storage area. Patrick Colburn referred attendees to Sheet 8 of the landscape plan. There are areas throughout the development and sometimes the snow gets hauled off site. Also, the trees in the landscaping plan, do not meet the town regulation; what is proposed is significantly smaller than what the regulation requires. Patrick Colburn said he can have the landscape architect look at the tree sizes. J. Langdell asked if there is flexibility. L. Daley said he thinks they

should go back to the landscape architect about that. L. Daley asked if the buffer plantings are permanent and asked if the Board would be amenable with moving around the plantings. J. Langdell said that would be fine but she did not think we could put landscaping in the buffer. P. Amato said it might be better to plant in the buffer than on the side slope. L. Daley would want input from the Conservation Commission on that.

S. Robinson said the initial plan showed future additional parking. Patrick Colburn answered there is traditional paved parking now. P. Amato would like to talk about off-site improvements and what the town agreed to; he also suggested that this is a completely different plan and we should talk about off-site improvements; this is not a part of the Nashua Street corridor. This major development will have an impact on that section of town and will put additional traffic on Nashua St. J. Langdell agreed and asked if this will have a second culvert. Patrick Colburn answered that it will, there is an existing one and there will be a second one added. P. Amato said further discussion is needed regarding the 40' ROW up Capron Road. V. Bharucha asked about the waiver for 1.5 cars, is it permit parking and how will the overflow be handled? Patrick Colburn said it is permit parking. Other apartments in town have shown that 1.5 spaces are adequate. S. Robinson asked about overflow parking. Patrick Colburn responded that was factored into the 1.5 spaces per unit. Dennis Mires said this is a very expensive development to build. A lot of people are looking at the parking and the applicant thinks 1.5 spaces is sufficient. P. Amato said he understands that this development is unique and reiterated that it will dump a lot of cars right onto a main road in town and parking must be considered, as well as the way cars are parked on the site. Patrick Colburn said that was talked about the last time; the first thought was that it is quite common for a driver to back out on to a road. J. Langdell asked if there are methods to deter speed along the road. Patrick Colburn answered that there will be a stop sign at the 3-way intersection to slow down drivers. We also talked about speed humps but decided to go with the stop sign instead. P. Amato asked what the rental rates will be. Patrick Colburn answered garden style are as follows: studio \$979, 1 bedroom \$1259, 2 bedroom \$1449, 3 bedroom \$1649; the townhouses are as follows: 2 bedroom \$1599, 3 bedroom \$1749. J. Langdell suggested that the Heritage Commission comments be reviewed by all parties. L. Daley noted the right of way is 24' wide, the regulation allows that to go down to 22' which could minimize speed. L. Daley also noted that an open space area and a no cut area are provided and language should be included as to what that really means; he will work with Patrick on that. P. Amato wants the Board to think about what has been brought up and talk at the next meeting.

Chairman Beer asked for public comments or questions.

Art Penno, abutter at the mobile home park, asked about the view of building A, because it is really close to the existing tree line; his concern is about the removal of the existing trees or the effect to the wetland. Chairman Beer said the applicant will work with staff and conservation about the plantings that can be added. Mr. Penno said the increased traffic will make it more difficult to get onto Nashua Rd. Chairman Beer said the traffic study showed what this would generate and some modifications to the mitigation would be done for the additional traffic. Most of the traffic will go away from the trailer park instead of toward it.

Chairman Beer closed the public hearing at 7:55 p.m.

J. Langdell asked if the northwest corner tree line will be cut or not. Patrick Colburn answered that they are not going to cut any of the trees in the northwest corner. Attorney Cronin said perhaps we could provide additional trees on the trailer park side of the property. Chairman Beer said the Board is not ready to vote on the application tonight but are we prepared to vote on the waiver to 1.5 parking spaces per unit? J. Langdell said they are coming back, so we do not have to do that tonight. Chairman Beer wanted to check something off tonight. Patrick Colburn responded that if we need to make an adjustment, it would help to know that tonight. L. Daley asked if the elevations could be dealt with so that there is something done. P. Amato said they have to make a determination on height at the ZBA meeting.

P. Amato moved to grant the waiver from Milford Development Regulations Article VI, Section 6.05.4 Table of Off-Street Parking to allow 1.5 parking spaces per dwelling unit. D. Knoll seconded. Vote 5-0-0; motion carried unanimously.

P. Amato moved to continue this application to the June 28, 2016 meeting. J. Langdell seconded for discussion, asking if staff can get some definite numbers for raised curbing for sidewalks so that we have numbers from years

ago. P. Amato thinks we have some homework to do prior to making any decisions on that. All were in favor. Vote 5-0-0; motion carried unanimously.

A short break was taken at 8:00 p.m.

Hammer Family Realty I, LLC/Salt Creek Properties, LLC and Paul D. Spiess Rev. Trust-1996 – Hammond Road – Map 43, Lots 69, 71 & 72. Public Hearing for a lot line adjustment between three (3) commercial lots to facilitate a site plan to construct a new automobile dealership.

C. Beer read the notice; L. Daley read the abutters list into the record. J. Langdell moved to accept the application for review. D. Knott seconded. Vote 5-0-0; motion carried unanimously. J. Langdell moved that there was no potential regional impact associated with this application. P. Amato seconded. Vote 5-0-0; motion carried unanimously.

Steve Desmarais, Salt Creek Properties
Jennifer Kutschman, Hammond Rd
Maureen O'Reilly, Ponemah Hill Rd

Dave Hammer presented on behalf of Hammer Family Realty, Salt Creek Properties, LLC and Paul Spiess Rev Tr -1996. This application is for Contemporary Chrysler currently located on Elm Street. We are looking to relocate to Hammond Road because we are the only domestic auto dealership between Manchester and Keene, which serves this area. The first step is to get land that is large enough to do what is needed. The original proposal is not sufficient for what is needed. They have been working with Salt Creek in order to accommodate the parking needs the dealership has. The first step for that is to make lot line adjustments to make this happen. C. Beer asked why the shape of the lot is the way it is. D. Hammer explained where the parking should be located. The road will abut a future road when and if it is ever built. There is a hill that will need to be taken down to accommodate this proposal and the fill can be used on site.

Earl Sanford, Sanford Surveying, indicated that the future road is shown on Parcel D of the plan. P. Amato could see it and stated this is just to move lot lines. E. Sanford said we are not creating any new lots; we are just moving around lot lines. P. Amato asked what the lot sizes were previously. L. Daley indicated this is just the portion of the meeting to discuss lot line changes.

C. Beer opened the meeting to public discussion; there being none, the public portion of the hearing was closed at 8:20. P. Amato moved to approve the lot line adjustments with conditions as presented. S. Robinson seconded. Vote 5-0-0; motion carried unanimously.

Hammer Family Realty I, LLC/Salt Creek Properties, LLC - Hammond Rd – Map 43, Lots 71 & 75 and Map 48, Lot 33 . Public Hearing for a major site plan to construct a new automobile dealership with associated display areas.

C. Beer read the notice; L. Daley read the abutters list into the record. P. Amato moved to accept the application for review. J. Langdell seconded. Vote 5-0-0; motion carried unanimously. J. Langdell moved no regional impact. P. Amato seconded. Vote 5-0-0; motion carried unanimously.

ABUTTERS LIST

Steve Desmarais, Salt Creek Properties
Jennifer Kutschman, Hammond Rd
Maureen O'Reilly, Ponemah Hill Rd

Dave Hammer presented on behalf of Hammer Family Realty, Salt Creek Properties, LLC and Paul Spiess Rev Tr -1996. This is on the site where Willette Furniture was previously operating and will be built out for Contemporary Chrysler. The ZBA meeting is scheduled for 6/2/16. The existing building will be built out and will house the service and sales area and parking for employees and customers. Water from the lot will be

managed through rain gardens and catch basins through a treated swale. E. Sanford indicated the wetland will remain. There will be a shared bond between Contemporary and Salt Creek. One of the things the applicant wanted to get Planning Board thoughts on was where the fence would go. If Dave can avoid a fence, he will, if there is a security expert who can determine if a fence is needed in the back, then that will be done. Dave said they are not sure how to approach security lighting and security cameras, and how to go about fencing but because there is such a big lot, they might want to do that. J. Langdell said if it is gated, the Fire Department would want to have a lock box. Dave responded that if they have access from that future road then a gate would not be needed but it depend on if the road is ever developed. P. Amato said that is a large area to secure or light, he is concerned with how much light will be put there and will it grow and what time will the lights be on? In winter with shorter days, you want people to see the cars, but how many hours per day? Dave responded that there is a light scheme that is drawn up but they are looking at lighting to be considered retail lighting. Retail lighting display will be in the front of the building and be downcast. C. Beer asked P. Amato if he would prefer lighting or fencing on the back area. P. Amato said he had no preference. J. Langdell feels the owner has the bigger say.

L. Daley said they can propose a six foot chain link fence on the plan and if it is decided in the future, a fence can be put up. All members concurred with that approach including Dave Hammer. E. Sanford said the lighting design on Sheet 11 shows where the fixtures would be and the wattage and that the lights will not light up the sky. L. Daley asked about motion lighting, if an animal will trigger it and cause lights to go on and off. The lighting design should be in the plan so there is flexibility. Dave Hammer said they are thinking of having timers for certain parts of the day, but that design is not complete yet, however he is looking at using LCD lighting and timers. L. Daley said you want to protect your assets with some sort of security. Dave Hammer noted the dealership closes at 8 p.m. but that might change to 9 p.m.

The scale of the building being looked at is two stories with 25,500 SF with the front face height at 28' with a center arch. Detention ponds in the back will have to be re-engineered. They would like to work with staff on the building since they still have work to do on building design. Staff comments about architectural aspects of the town. We are not impacting more wetlands. They looked at the overlay to look at what it might look like. The wetland impact is decreased. This will have a flat roof and solar panels are being considered for the roof. P. Amato asked if the Board cares what building size he goes with and what are the concerns with drainage. P. Amato feels either one or two stories is fine. J. Langdell thinks a one story might be better. L. Daley identified that a flat roof might be a concern, asking what the vantage point from the highway will look like?

V. Bharucha thinks two stories would look nice but one story might benefit the surrounding area. If it is two story, would the sign then need to be higher? Dave Hammer explained the signs on the building. C. Beer suggested either design the high vantage point so the signs can be seen or the roof will be visible. L. Daley indicated for a one story building, the shop area would be the dominant feature, which will be two stories regardless of the office area. There are corporate requirements for elevation, windows, etc. asking what flexibility there is. Dave Hammer said the elevations are driven by the corporation, Chrysler dictates what color, service area, number of vehicles that we fit in the showroom. There is a chart from Chrysler that dictates what is needed. They will be inflexible in certain areas. P. Amato asked if the sign proposal will meet the town regulations. L. Daley said no, the existing signs will not meet the regulations, the existing signs have a variance.

P. Amato asked about the total number of vehicle parking spaces versus what is at the current location. J. Langdell would also like to know the number of parking spaces for employees and for customers, and car display spots. Dave Hammer responded that the inventory will change, but there are 32 employees right now, part time and full time. There are 30-40 service parking spaces and about 175 new vehicles and 40-50 used vehicles parked. About 300 cars are on the lot at any given time. Currently, they are very spread out along Elm Street among different parcels surrounding Contemporary. There are 385 parking spaces currently being proposed. They anticipate an increase in service repairs due to the visibility. J. Langdell wants to make sure we do not get into a situation like further up on Elm Street. Dave Hammer wants the facility attractive. P. Amato would like to vote on the plan to have a maximum number of vehicles on the plan so that we do not end up with 600 cars on the lot. Dave Hammer said the plan is to have cars parked in a fixed area. L. Daley asked if off-site storage will be eliminated with this plan. Dave Hammer said yes because it will all fit on this parcel. L. Daley agrees with a maximum number of cars to be on the plan. He would be concerned with not identifying areas for inventory.

Maybe more about where the inventory will be displayed, but definitely a maximum number of cars on display. There should be limitations on the number of cars on each lot and not utilize the employee parking for more inventory. Dave responded that they do not want to create visual clutter and they are trying to limit the amount of impervious area.

J. Langdell asked if the paver areas are for display. Earl Sanford responded the display inventory will be where there is not a lot of traffic. L. Daley said that Lot D is all for inventory. P. Amato said that if a maximum number of vehicles is identified on the property, does Dave feel that is too restrictive. J. Langdell responded that it should be a reasonable number to be effective. Dave Hammer said if we needed 600 vehicles to sell, we would need a bigger dealership. P. Amato would like to have a suggestion on the vehicle count from the applicant. Earl can work with Dave to come up with a recommendation. C. Beer indicated for them to come up with that number for when this application comes back before the Planning Board. Earl said the bigger issue is to stay within the property lines. J. Langdell stated that off-site improvement needs to be worked on with staff. L. Daley said he and Earl will discuss that later today. Hammond Road improvements need to be discussed with DPW as well.

J. Langdell said the residents of that road need to be notified as Hammond Road is too narrow and it is a public safety matter. P. Amato said it would be more attractive to come in on a 20 foot wide road. Earl Sanford noted the stone walls were brought up by the Heritage Commission, and that is being taken into consideration. J. Langdell would like to see that information and a cost estimate. P. Amato asked how will the water get to the facility? Dave said the septic system is designed for water that is not generated in the shop and a couple of different systems are being considered for that. The water line is from Route 13 to the existing dwelling and comes down the driveway. It is a lot of work and it will have hydrants and pressure. It will go to both Tokyo Joe's and this building. A well currently provides water to Tokyo Joe's and will be replaced with the water line.

Steve Desmarais, indicated the water will come from the new road; it is across from the DPW building, and also goes down South Street and to the new road by Nathaniel Road. The wetlands need to go to the ZBA for the wetland buffer. J. Langdell asked if there is phasing on this project. L. Daley said that is for off-site improvements only; Dave wants to start construction as soon as possible, the main question was when will the road improvements begin. Earl Sanford will come up with a bid for the costs; there would be a bonding issue that has not been worked out yet. J. Langdell asked if the road improvements should be at the beginning of construction or after? L. Daley said it was not decided yet, that needs more information from DPW Director Rick Riendeau. Mr. Hammond might want a new overlay on the road. P. Amato feels the off-site improvement should be done before the road construction. L. Daley noted the road must be done before a final CO can be issued and he will work with them on this.

There were no further questions or comments from the Board.

Chairman Beer opened the public hearing and asked for questions or comments from abutters.

Maureen O'Reilly abuts this development over on Ponemah Hill Road, and asked to see how close it is on the plan, she wants to know if it will be visible from her home and if the lights will be visible. P. Amato said the lights should be downcast and barely come off the property. Earl responded that if this property borders her, she can come back to the Planning Board and express her concerns with the lights and a change could be made.

Ed Kuchman, asked if there will be any drainage problems on the Children's Choice property. C. Beer indicated that drainage cannot be increased with these improvements. The lighting has been talked about several times. Earl Sanford explained that the water is coming in behind Tokyo Joe's which is quite a distance from that property. The tree line will remain or if damaged, new trees will be planted.

Chairman Beer closed the public portion of the hearing at 9:45 p.m.

The staff comments were reviewed. L. Daley has reviewed the plans that to not have an easement description. A written description should be recorded with the deed. J. Langdell asked if the plan with easement on it is sufficient? L. Daley said it is not. Earl Sanford added that it will be recorded at the registry and we will have more specifics on the water line coming in from Route 13 at the next meeting.

D. Knott asked if a waiver should be requested for the trees. P. Amato wants to make sure that we don't just say people do not need to do what is in the ordinance. D. Knott said the regulation does not have language of size being done by caliper. J. Langdell wants to make sure that it gets done before a plan gets through without that being corrected. P. Amato also noted if a sign is needed at the end of Hammond Road, that should be brought forward as well to be in the plan, this will be needed so that when getting off the highway, people can find the facility. L. Daley said the size of trees was sent out to a third party for review; a response should be available prior to the next meeting. That might be condition being put on the plan. L. Daley asked about the stone walls being disturbed and the stones being re-used since that is a sensitive artifact. Dave Hammer answered that they always minimize disturbance to stone walls but they will be disturbed. D. Knott moved to continue this application to the next Planning Board meeting on June 28, 2016. J. Langdell seconded. Vote 5-0-0; motion passed unanimously.

The Anne K. Bergeron Trust/Industrial Tower & Wireless – Summer St – Map 9, Lot 4.
Discussion for a proposed telecom lattice tower replacement with associated site improvements.

Kevin Fadden, representing the Trust, said this is an informal meeting as to where we should go; we have a Purchase & Sales Agreement and are looking at the purchase of 4.4 acres, Map 9, Lot 4. Currently there is a 111' tower and they would like to make that tower higher, at 130'. Fieldstone Engineering has been hired for this plan. Mr. Fadden asked what the next step would be to file an application. P. Amato asked if this tower is for a cell tower? K. Fadden said it is a tower for pagers and cell antenna. The current license is still in effect. Kevin Delaney said the tower is still being used and the equipment will be moved from the old tower to the new (higher) tower. D. Knott asked why it will be made higher? K. Delaney answered because we want to add additional equipment. There is room for four others and will be designed for five carriers. P. Amato asked if the road already exists. K. Delaney said it is a cart path that needs to be improved with re-grading. Richard Bosien said most of it is pretty open but we saw some ledge that we would like to level out. D. Knott asked what type of traffic flow there will be once construction is complete. Richard Bosien said one vehicle per month per carrier. Typically they only need to have a vehicle up there when there is an issue, it is minimal traffic. There will be a security fence and there will be a gate at the bottom of the driveway. Right now the tower is not visible and we will only add another twenty feet.

L. Daley indicated a balloon test will be needed at some point to show people how high it will be. Kevin Delaney asked if that can be scheduled now. L. Daley indicated when an application is submitted, we can get that scheduled. L. Daley asked how many shelters will be on the tower and how many carriers on each. Kevin responded there will be four shelters of different sizes, the existing equipment will be in the small shelter in the middle for a total of five shelters. J. Langdell indicated the regulations say 150 feet is allowed and this is only 130 feet, we just need to be sure it follows the regulation. L. Daley said the Planning Board has authorization to change that requirement. J. Langdell said the regulation says it must be on their property. L. Daley said a formal application is the next step.

OTHER BUSINESS:

J. Langdell moved to accept Douglas Knott as a full member ASAP. P. Amato seconded. Vote 5-0-0. Motion passed unanimously.

The meeting was adjourned at 10:20 p.m. on a motion made by D. Knott and seconded by S. Robinson. All were in favor.

Motion to approve: P. Amato

Motion to second: J. Langdell

MINUTES OF THE MAY 24, 2016 MEETING APPROVED JUNE 28, 2016.