

PLANNING BOARD
October 12, 2017
FINAL MINUTES

1. Call to Order

The session was called to order by Chair Langdon Plumer at 7:00 pm.

2. Introductions

Members present Kathy Corson, Pete Cameron, Clerk, Langdon Plumer, Chair, Katherine Woolhouse, Vice Chair, Gwen English, and Alternate Nicholas Gray were also present. Staff present: Dave Sharples. Members of the public were present as well.

3. New Business

The application of 3-5 Continental Drive LLC for a commercial site plan review of a proposal to construct a 30,000-square foot building and associated site improvements on the property located at 3-5 Continental Drive. The subject parcel is situated in the C-3, Epping Road Highway Commercial zoning district. Tax Map Parcel #47-1.3 and #47-1.4. PB Case #17-30.

MOTION: Mr. Cameron moved to open the case, Ms. Corson seconded. The motion passed unanimously.

Mr. Sharples explained that this is an application for site plan review and conditional use. Then Mr. Sharples explained the background on this project. This project appeared before the conservation commission and they did not have a problem with it. Mr. Sharples also discussed the potential widening of Continental Drive, which is needed at this point.

Patrick Crimmons, Civil Engineer for the project appeared before the Board to explain the site plan. Brandon Quigley, Gove Environmental Services appeared before the Board to explain the wetlands on the property. They don't have anything approaching a shoreland overlay district here. They are not vernal pools, they are isolated wetlands. Mr. Quigley continued to explain the wetlands on site.

Ms. English asked about the border that looked like a little stream, she wondered what that was. It was explained that this was more of a ditch around the property. It continues beyond the property. Ms. English also had questions for the engineer, she feels this plan screams a lot of impervious surface. She wondered if this project really needed to have such a wide band of pavement on the southeast side. This was explained because the pavement width is necessary because of the wide trucks, they may need to be stored on site as well as be able to turn and get out. Ms. English had concerns about approving projects with this much impervious surface, and wants to make sure that it is necessary. The owner of the tow truck company came in, Mike Lampert said that when they build the tow trucks, they must be stored on pavement. Some can go on the gravel but not the bodies. The Board discussed the impervious surface at length.

Mr. Gray asked about the truck swings and the numbers involved. This was explained. The civil engineer would go back and review the numbers here. Mr. Plumer asked if the storage areas for the bodies of the tow trucks could instead of pavement be the porous concrete where the water could still run

through. The applicant had concerns about the maintenance and wear and tear on this area. Ms. English asked about the island on the southeast corner. Is that raised? It was confirmed it was flat, it was just to delineate truck traffic coming in and out. Mr. Gray asked them to explain the drainage analysis that was done on the site. This study was explained.

Ms. Woolhouse asked if the plan had been stamped by a wetland scientist. One version was stamped, and they would make sure that when the final plans were completed they would make sure it was stamped. Ms. Woolhouse also asked about the architecture.

Mr. Cameron had concerns about Continental Drive not having a master plan so to speak, and Mr. Sharples had confirmed that they were working towards finalizing this area. Mr. Cameron had some concerns about the traffic and parking study. Mr. Cameron also had concerns about a past study done on drainage in the area and if this would affect what came out of that. It was confirmed that would not happen. Mr. Cameron also said the lot is a mess forestry wise, and wondered if this would be restored. The trees in the area were discussed at length.

Ms. Corson wanted to confirm if this was a full build out for this property and this was confirmed as the case. Mr. Gray didn't find that the plan the most aesthetically pleasing. He wondered if more windows could be considered for the front of the structures. Ms. English also wanted this property to be landscaped better and asked about the landscaping plan. The landscaping was discussed at length.

Joseph Paolini, 4 Continental Drive: He wanted to make a comment about some things said tonight. He has been in his building for about 10 years, all the even numbered building on this street are office buildings. They are not industrial as previously stated. His building is an office building that houses two businesses within. He cares about the industrial waivers and the architecture. He feels currently the lot is ugly, and the buffer zone is sparse. He would like consideration to be given to the office buildings in this area.

Mr. Plumer closed public session. The Board discussed holding a site walk. The Board will hold a site walk prior to the next regular scheduled meeting on October 26th at 4:30PM.

MOTION: Mr. Cameron moved to table this until the October 26 meeting at 7PM, Ms. Woolhouse seconded. The motion passed unanimously.

The application of Tuck Realty Corp. for an open space development consisting of fourteen (14) detached single-family units on a 7.30 acre parcel located at 98 Linden Street. The subject property is situated in the R-2, Single Family Residential zoning district. Tax Map Parcel #104- 70. PB Case #17-31. Other Business:

The applicant did not attend the meeting and asked that it be postponed until the October 26th meeting at 7PM. Mr. Sharples explained where this application stood at this time.

OTHER BUSINESS

Field Modifications: Mr. Sharples explained that Michael Curry at C3I changed around some landscaping. Avesta Housing changed the bedroom count, which triggered the need for two more parking spaces. Since they had received a waiver on parking they added back 2 spaces.

Announcement: They are doing a housing charrette next Wednesday October 18th and Friday October 20th at the town hall. The almost complete draft of the master draft was submitted last week. This should be turned around in a couple weeks and be reviewed by the committee via email. Lastly, there is a workshop for restoration on the Winter Street cemetery. Old gravestones are being unearthed and others are being repaired. The work is amazing, and they are having a community workshop on Saturday.

Approval of Minutes:

September 28, 2017 regular minutes: The Board discussed edits and revisions to these minutes.

MOTION: Mr. Cameron moved to approve the September 28, 2017 minutes as amended, Ms. Corson seconded. The motion passed 5-0-1. Ms. Woolhouse abstained.

Adjournment

There being no other business before the Board this evening, Ms. Woolhouse moved to adjourn at 9:21PM, seconded by Ms. English, and the vote was unanimous. The session was adjourned by Mr. Plumer.

Respectfully submitted,

Jennifer Dionne
Recording Secretary