

41 the primary discussion was concerning the potential contamination by the former use as a dry cleaner.
42 On December 16th it was the consensus of the Board that a Phase 1A Environmental Study be
43 completed. That assessment was done and followed by limited Phase 2 testing. Mr. Sharples noted he
44 provided the Table of Contents and Summary as the report is 250 pages, but it is available on the
45 website. The report came back and didn't find any concerns but recommended the small solid waste
46 dumping removal of materials and that should there be future redevelopment or demolition a qualified
47 environmental consultant should observe excavation and determine if any soil contamination tested by
48 the limited number of borings, was missed.

49

50 Mr. Geir of Jones & Beach Engineers noted groundwater, soil and air testing were determined within
51 regular limits and there were no issues.

52

53 Chair Plumer asked about the line in the report that stated the dry-cleaning building was removed and
54 Mr. Geir stated that there was another structure where the cleaning actually took place, testing for
55 contaminants was done in and around the areas.

56

57 Vice-Chair Brown asked about the basis for the recommendation. Mr. Sharples noted that while they
58 didn't believe anything was onsite, they couldn't cover everything, and borings may have missed
59 something. Vice-Chair Brown questioned whether the Board wanted to further burden the property
60 owner. Mr. Sharples noted the recommendation is only for the purpose of this project and will be
61 determined by the Town Planner or Building Inspector. Upgradient, like the septic system, wouldn't
62 trigger it and may not even be applicable if using the old foundation.

63

64 Ms. Martel noted she was happy to see the report and with the peace of mind it provided to the Board.

65

66 Mr. Sharples read out loud the proposed Conditions of Approval.

67

68 (insert)

69

70 1. An electronic as-built plan of the entire property with details acceptable to the Town shall be provided
71 prior to the issuance of a Certificate of Occupancy (C/O). This plan must be in dwg or dxt file format and
72 in NAD 1983 State Plane New Hampshire FIPS 2800 feet coordinates;

73 2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and
74 Subdivision Regulations prior to the issuance of a Certificate of Occupancy.

75 3. All Condominium Documents, Declaration and By-Laws shall be submitted to the Town Planner for
76 review and approval prior to signing the final plan. In the event the Town Planner deems that review
77 should be done by the Town Attorney, it shall be done at the applicant's expense.

78 4. The applicant shall contact NH Department of Transportation to determine if an updated driveway
79 permit is needed for the change of use. Either an approved DOT permit shall be provided or a letter
80 from NH DOT saying the updated permit is not required shall be provided to the Town Planner before
81 signing the final plans.

82 5. All applicable state permit approval numbers shall be noted on the final plan.

83 6. All appropriate fees to be paid, including, but not limited to: sewer/water connection fees, impact
84 fees and inspection fees (including third-party inspection fees) prior to the issuance of a building permit
85 or a Certificate of Occupancy, whichever is applicable as determined by the Town.

86 7. All outdoor lighting (including security lights) shall be down lit and shielded so that no direct light is
87 visible from adjacent properties and/or roadways.

88 8. Any solid waste identified in Section 5.1.5 of the Phase I Environmental Assessment dated 1/4/22
89 completed by John Turner Consulting, Inc. shall be removed as recommended in said assessment prior
90 to the certificate of occupancy being issued for any unit.

91 9. As recommended on Page 3 of the Phase 2 Soil & Groundwater Quality....dated 2/4/22 completed by
92 John Turner Consulting should property be redeveloped or demolished a qualified Environmental
93 Consultant should be retained to observe the excavation to ensure no contaminated soil is identified.
94 Whether this condition is applicable shall be determined by the Town Planner and Building Inspector in
95 consultation with the applicant prior to issuance of a building permit.

96 10. All landscaping shown on plans shall be maintained and any dead or dying vegetation shall be
97 replaced, no later than the following growing season, as long as the site plan remains valid. This
98 condition is not intended to circumvent the revocation procedures set forth in State statutes.

99

100 Ms. English asked about the 11/30 plan contours for the septic system which are too close to the
101 property line and Mr. Geir noted they had not been modified but he can include them.

102

103 Mr. Sharples read out loud Condition #11.

104

105 11. No final grading shall occur within five (5') of any property line.

106

107 Vice-Chair Brown asked Mr. Sharples to read Conditions #8 and #9 again which he did and clarified that
108 if someone removes a shed in ten years that wouldn't apply, just for this project.

109

110 ***Vice-Chair Brown motioned that the request of ZV Investments, Planning Board Case #21-10 for a***
111 ***multi-family site plan approval with the conditions as read by the Town Planner, Dave Sharples, be***
112 ***approved. Ms. Martel seconded the motion. A vote was taken, English – aye, Cowan – aye, Plumer –***
113 ***aye, Cameron – aye, Grueter – aye, Brown – aye and Martel – aye. The motion passed 7-0-0.***

114

115 V. OTHER BUSINESS

116

- 117 • Master Plan Discussion

118

119 Mr. Sharples noted the MPOC meeting was continued last Friday due to
120 weather.

121

- 122 • Field Modifications
- 123 • Bond and/or Letter of Credit Reductions and Releases
- 124 • Public Comment

125

126 Ms. Belanger congratulated Ms. English on being one of two people to whom the
127 Town Report was dedicated.

128

129 **VIII. TOWN PLANNER'S ITEMS**

- 130 • Proposed Amendment to Site Plan Review & Subdivision Regulations – Article 9,
131 Section 9.13 Parking Areas – Requirement for providing Electric Vehicle Charger
132 (EVC) station(s) for multi-family and non-residential developments

133

134 Mr. Sharples provided a handout of the proposed amendment to Section 9.13
135 provided by the Energy Committee which he read out loud. The first page is
136 definition of electric vehicle charging equipment. Mr. Sharples read out loud
137 Section 19.13.8 which appeared in red which requires a percentage of parking
138 spaces be electric charger ready which means a conduit installed with room on
139 the panel to accommodate the number of spaces.

140

141 Mr. Sharples noted the Committee is willing to come before the Planning Board
142 on March 24th and he would schedule a public hearing for that date. The
143 regulation only applies to site plans, not single-family homes.

144

145 Mr. Grueter raised concerns about how the number of spaces would be
146 dedicated, restricting the number of spaces they may not have enough of
147 already, and questioned whether these would take away from guest spots. Ms.
148 Martel noted people could still park there. Mr. Grueter asked if it could be an
149 option, such as being installed in a unit owner's garage at their request. Vice-
150 Chair Brown noted it would probably be metered and not something offered to
151 the public to just drive up and felt the presentation would be educational.

152

153 Mr. Sharples noted Chestnut Hill had a few people ask for the chargers,
154 excavated and put a couple of charging stations in. He noted they would only be
155 where they are in need and could be split between two spaces.

156

157 **IX. CHAIRPERSON'S ITEMS**

158 **X. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

159 **XI. ADJOURN.**

160 *Mr. Grueter motioned to adjourn the meeting at 7:40 PM. Vice-Chair Brown seconded the motion. A*
161 *vote was taken all were in favor, the motion passed 7-0-0.*

162

163

164 Respectfully submitted,
165 Daniel Hoijer,
166 Recording Secretary