

**Town of Northwood
Planning Board
February 25, 2016**

Chairman Robert Strobel calls the work session to order at 6:35 p.m.

PRESENT: Chairman Robert Strobel, Vice-Chair Lucy Edwards, Selectmen Representative Rick Wolf, Lee Baldwin, Betty Smith, Victoria Parmele, Richard Bojko, Alternate Joseph McCaffrey, Town Planner Matthew Sullivan, and Board Administrator Linda Smith.

VOTING DESIGNATION: Chairman Robert Strobel, Vice-Chair Lucy Edwards, Selectmen Representative Rick Wolf, Lee Baldwin, Betty Smith, Victoria Parmele, and Richard Bojko.

ABSENT: Alternate Ken Rick

MINUTES:

February 11, 2016

Ms. B. Smith makes a motion, second by Ms. Edwards, to approve the minutes of February 11, 2016, as amended, as follows:

Page 6: Delete: ... "she feels that it appears that the board does not support the planner."

Other edits are made that do not alter the content of the wording. Motion passes; 6/0/1. Ms. Parmele abstains.

Site Walk Minutes

February 2, 2016

Ovadek (Case 15-07)

Ms. B. Smith makes a motion, second by Ms. Edwards, to approve the minutes of February 2, 2016, Ovadek, as amended with edits that do not alter the content of the wording. Motion passes; 6/0/1. Mr. Bojko abstains.

February 2, 2016

Graves (Case 16-01)

Ms. Parmele makes a motion, second by Ms. Baldwin, to approve the minutes of February 2, 2016, Graves, as amended with edits that do not alter the content of the wording. Motion passes; 6/0/1. Mr. Bojko abstains.

APPLICATION to BUILD on a PRIVATE ROAD, RSA 674:41

Petrin, 27 Ash St. Map 122; Lot 113.

A discussion is held on the Petrin application. Ms. L. Smith explains that she met with the board of selectmen on Feb. 23 to discuss the issuance of the permit and the comments submitted on the application via a memo by Chairman Strobel for the planning board. She notes that Mr. Petrin has completed a certified plot plan, septic system design, has received all variances, and has been in process for several months. Ms. L. Smith states she met with Town Administrator Joe Gunter and an agreement has been reached to hold a joint meeting on March 22nd with the board of selectmen, planning board, and

**Town of Northwood
Planning Board
February 25, 2016**

zoning board of adjustment to further discuss the issues raised by the planning board within their comments. Ms. L. Smith states that the selectmen have conditionally approved the permit on agreement by the planning board that their comments will be considered for any and all applications received after March 1st, 2016.

A motion is made by Ms. B. Smith, second by Selectman Wolf to amend the board's comments on the Petrin application to be applied only to applications received after March 1, 2016 and not change their position on this application which is midstream in the process. Vote: 7/0. The decision will allow staff to notify all new applicants that there is to be discussion regarding these issues in March, and potential changes relative to the issuance of permits on lots without routine maintenance may occur.

OTHER

Joe Gunter ~ Master Plan Update

Mr. Gunter is present to address the status of the master plan with the board. He offers to help the planning board with the update and states that he has drafted a vision statement. He explains that in the process of re-writing the vision statement, he has noted that the data collected is not appropriate as it is now four years old. He explains that to write a vision on survey data that is dated is not ideal. He states that the economy has changed over the past four years and he suggests completing a new survey.

Mr. Gunter asks the planning board to provide the selectmen comments and grant a tentative approval so that the survey can be sent out.

Mr. Strobel suggests authorizing someone on the board to work with the planner and town administrator to complete this project. He offers to do this with Mr. Sullivan and Mr. Gunter. He adds that he would like to see the surveys completed so that they can be distributed to the public at the polls. He states that he, Mr. Sullivan, and Mr. Gunter have reviewed and commented on this draft.

Ms. Parmele asks where the proposed questions came from. Mr. Gunter states that he did reuse some questions from the prior survey and he added a few more that he noted from other towns and some that he thought were relevant to Northwood. In addition, he explains about the graphic is a location map for Northwood. He states that he added this map to try to pinpoint preferences by geography.

Mr. Bojko notes the participation rates for these surveys. Mr. Gunter suggests that he plans to use the local paper, handouts at election polls, mailings, and newsletters via the school. Discussion ensues regarding participation. Mr. Strobel states that generally a response rate between 10 & 25% is considered

**Town of Northwood
Planning Board
February 25, 2016**

excellent. Mr. Sullivan states that a statistical significance threshold could be calculated if necessary.

Mr. McCaffrey asks about the responses coming only from residents and the possibility of duplications. Mr. Gunter replies that duplication is a concern. Mr. Strobel suggests having a statement on the survey noting that photocopies will not be counted. Discussion ensues regarding participation.

Ms. B. Smith and Ms. Parmele offer to assist with this project. **Ms. B. Smith makes a motion, second by Ms. Parmele, to authorize planning board representatives Ms. B. Smith, Ms. Parmele, and Mr. Strobel along with staff, to work towards finalizing the Master Plan survey; conditional upon review by the planning board representatives and staff. Motion passes unanimously; 7/0.**

Continued Cases:

CASE: 15-07: John Ovadek, 1064 First NH Turnpike. Map 217/Lot 45.

Applicant seeks a major site plan review application for an 82 unit self-storage facility.

Mr. Bojko states that due to his absence from the site walk for this case he will delegate his voting authority to Mr. McCaffrey who was able to attend the site walk.

Ms. Edwards notes that she has missed the past few meetings and site walk; however, she states that she feels up to date and informed based on reading the recent minutes and has reviewed the materials. She requests to continue to as a voting member for this case. The board has no objection.

VOTING DESIGNATION: Robert Strobel, Lucy Edwards, Rick Wolf, Lee Baldwin, Betty Smith, Victoria Parmele, and Joe McCaffrey.

Scott Frankiewicz is present representing the applicant. He provides an overview of recent updates; however, notes that the plans have not changed. He states that the site walk was held with the board and conservation commission. Mr. Frankiewicz states that he met with the building inspector today relative to the Build on a Class VI/Private Road Application and this is moving forward for review. He adds that the funds for the drainage review have been provided. He states that he is waiting for comments from the planner and any information regarding the site walks and the drainage review from the town's engineer.

Mr. Frankiewicz provides an overview of recent revisions. He states that gates will be added to the entrance and exit. Light poles will be added at the access road as discussed during the site walk. Additional lights will be installed on the storage units.

**Town of Northwood
Planning Board
February 25, 2016**

Mr. Frankiewicz explains that during its site walk, the conservation commission noted that a silt fence should be added to the interior wetland during project construction.

Mr. Strobel mentions that there was discussion held at the site walk regarding the dumpster. Mr. Frankiewicz states that Mr. Ovadek has decided to not have an onsite dumpster for the storage unit area. Mr. Strobel notes that there is a dumpster for the existing business. Mr. Frankiewicz states that Mr. Ovadek will be locking that dumpster or moving it outside of the gate.

A discussion is held regarding the hours of operation being amended from 24 hours. Mr. Frankiewicz states that the owner seeks 24-hour operation but is willing to be flexible. He notes the interests of the abutters. Mr. Strobel states that this is a mixed use development and expresses concern with 24-hour operation. Mr. Strobel opines that the hours could be 5 a.m. to 11 p.m.

Discussion ensues regarding security. Mr. Frankiewicz explains that the security would be a secured gate with keypad that the renters would use to open the gate and access the site.

Mr. Sullivan provides the comment from the fire department noting that there would need to be a Knox-Box and suggested a gate access. He states that the police department has not provided comments. Ms. Parmele mentions hazardous materials. Mr. Sullivan states that the fire department requested that a note be added to the plan that there will be no hazardous materials stored on site.

Mr. Sullivan reviews a list of pending items, as follows;

- Note to be added to the plan - No hazardous materials on site
- Note to be added to the plan - Silt fencing be added around wetland
- 674:41 process be completed
- Snow storage to be indicated on the plan
- Gating shown on the plan
- Possible modification to hours of operation
- Waiver for landscaping plan
- Waiver for traffic study
- Review of drainage analysis by CMA.

A discussion is held regarding a waiver for the traffic study. Mr. Frankiewicz explains that there was not a traffic circulation plan when the project was submitted. He explains that originally it was a two way traffic pattern and that has now been changed. He adds moving trucks are typically 36ft. in length and

**Town of Northwood
Planning Board
February 25, 2016**

can access the site without issue. He states that this is a business with minimal traffic.

Mr. Strobel reviews the criteria for granting a waiver.

Ms. Edwards makes a motion, second by Mr. McCaffrey, to grant the waiver for the traffic study for Case: 15-07, Section V(B)(12). Motion passes unanimously; 7/0.

A discussion is held regarding a waiver for landscaping.

Ms. B. Smith makes a motion, second by Mr. Wolf, to grant the waiver for a landscaping plan for Case: 15-07, Section VII (A)(1)(e). Motion passes unanimously; 7/0.

With no abutters present, the case is continued to March 24th, 2016.

CASE: 16-01: Robert Graves, III, 284 First NH Turnpike. Map 231/Lot 6.

Applicant seeks to amend the existing site plan to add food service with seating and relocate retail space.

Robert Graves is present. He provides new plans to the board for review. Mr. Graves provides an overview of the project and the amendments made to the plan. He explains that the configuration of the parking has changed due to concerns from abutters. He adds that the dumpster has been relocated.

The board reviews two letters received from abutters, Mr. Marston and Mr. Martin.

Mr. Wolf references a comment from the abutter's letter and states that he feels that it is unreasonable for a business owner to have a restaurant business with operating hours of 7 a.m. to 5 p.m. He notes that there are other restaurants within this same area that are open until 10 p.m. Mr. Sullivan states that the applicant has requested hours of operation to be 6 a.m. to 10 p.m., 7 days per week.

Mr. Strobel refers to Mr. Martin's letter regarding parking spaces. He states that it appears that the abutters concerns have been addressed based on the new plan provided tonight.

Additional discussion is held on the number of parking spaces required. Mr. Sullivan states that the plan shows a need for 24 spaces; however, based on the square footage of the structures, 25 spaces are required. Mr. Graves states that he is required to have two ADA spaces. Discussion ensues regarding parking spaces, aisle spaces, and compact spaces on the site. Mr. Strobel

**Town of Northwood
Planning Board
February 25, 2016**

states that if space #8 is removed, the requirement for parking spaces has not been met.

Mr. Sullivan reviews a list of items to be addressed, as follows:

- Location of two “Do Not Enter” signs to be indicated on the plan
- Location of two “Entrance” signs
- Parking space #8 to be removed
- Parking space #4 adjusted for 13’ width for ADA requirements
- Parking notes removed & shown on plan
- Parking notes removed from the bottom of the plan
- Parking spaces #9-14 adjusted to maintain 14’ aisle
- Green Street Driveway
- Dimensions of compact car spaces to be added
- Compact car signage location to be indicated on the plan
- Spelling mistakes to be corrected on the plan
- Decision for the paving area and the encroachment on the eastern side of the site needs to be addressed
- A note listing the waivers granted

Mr. Strobel opens the public comment portion for this case at 8:04 p.m.

Scott Martin, Green St. states that he is the abutter to the East side of the property. He states that he appreciates the changes in the parking. He states that the current driveway to the rear of the site is not approved and is not shown on the plan. In addition, Mr. Martin mentions the existing pavement and the fact that he has tried to locate the pin on Route 4 and was not able to. He states that he would like the pavement removed and will provide the applicant with topsoil for the area. Ms. Parmele asks if the paving is causing drainage issues. Mr. Martin states that the area added is impervious and is 4’ to 5’ and he has had some issues with runoff when the snow has melted.

Mr. Martin states that since the additional driveway onto Green St. is not on the plan he is comfortable with the proposed plan as presented.

With no additional comments, Mr. Strobel closes the public comment at this time.

Ms. Parmele recalls that at the site walk the abutter across the street indicated that there is a drainage issue with water draining onto Route 4. Mr. Wolf notes that a catch basin is in place and the grading does pitch towards Mr. Martin’s property. Mr. McCaffrey states that there is a depression in the area from the arborvitaes.

**Town of Northwood
Planning Board
February 25, 2016**

Ms. L. Smith explains that the planning board's role is to review the plan that has been presented and determine if the plan, with the planner's comments, coincides with the municipal regulations. She states that there is no gate shown on the plan or any pavement shown over what is already approved. She adds that if the board approves the plan as presented it is approved with no gate and no pavement encroachment.

Mr. Graves states that the 20' setback is unclear as one pin cannot be located. Mr. Sullivan states that the burden of proof is on the applicant to dispute the setback. Discussion ensues regarding the need for a certified plot plan. Mr. Strobel states that if there is pavement within the setback it needs to be removed. Ms. L. Smith states that the code enforcement officer will determine that the site is in compliance with the plan.

Mr. Strobel calls for a recess. Session resumes at 8:30 p.m.

Mr. Strobel states that the board has addressed the pavement and the removal of the driveway off of Green St.

A discussion is held relative to the hours of operation. Mr. Strobel refers to a letter previously mentioned from an abutter suggesting hours. Mr. Graves states that he would like to be open 6 a.m. to 10 p.m. and will be closed on major holidays. The immediate target is for breakfast and lunch and in the future will be open for dinner. Ms. Parmele states that Route 4 runs between the project and the abutter's property; she does not feel that the abutters request is a reasonable one. The board agrees with the requested hours of 6 a.m. to 10 p.m.

Mr. Sullivan reviews an updated list of conditions to be considered, as follows:

- Location of two "Do Not Enter" signs to be indicated on the plan;
- Location of two "Entrance" signs to be noted on the plan;
- Parking space #8 to be removed;
- Parking space #4 adjusted for 13' width;
- Parking notes removed from the bottom of the plan;
- Parking spaces #9-14 adjusted to maintain the 14' aisle;
- Dimensions of compact car spaces to be added to the plan;
- A note to be added to the plan stating that all lighting will be adequately shielded from abutting properties;
- A note be added to plan listing the waivers granted;
- Compact car signage location to be indicated on the plan;
- Spelling mistakes to be corrected on the plan;
- Hours of operation of 6 a.m. to 10 p.m. and & days per week to be added to the plan;

**Town of Northwood
Planning Board
February 25, 2016**

- Parking space calculations should be corrected (25 required/show waiver) on the plan;
- All federal, state, and local permits be obtained.

Mr. Strobel reads a waiver request submitted by Mr. Graves for Section IX(H)(2) to reduce the parking spaces from 25 to 24. **Ms. Edwards makes a motion, second by Mr. McCaffrey, to grant the waiver for Section IX(H)(2) to reduce the parking spaces from 25 to 24 parking spaces. Motion carries; 7/0.**

Mr. Strobel reads waiver requests submitted by Mr. Graves for Sections VII (B)(1)(a), VII(B)(1)(b), and VIIB(5)(w). Mr. Sullivan reads the details specific to the waiver requests. **Mr. McCaffrey makes a motion, second by Ms. B. Smith, to grant the waivers Section VII (B)(1)(a), VII(B)(1)(b), and VIIB(5)(w). Motion carries; 7/0.**

Mr. Sullivan reviews an updated list of items to be considered, as follows:

- Location of two “Do Not Enter” signs to be indicated on the plan;
- Location of two “Entrance” signs to be noted on the plan;
- Parking space #8 to be removed;
- Parking space #4 adjusted for 13’ width;
- Parking notes removed from the bottom of the plan;
- Parking spaces #9-14 adjusted to maintain the 14’ aisle;
- Dimensions of compact car spaces to be added to the plan;
- A note to be added to the plan stating that all lighting will be adequately shielded from abutting properties;
- A note be added to plan listing the granted waivers;
- Compact car signage location to be indicated on the plan;
- Spelling mistakes to be corrected on the plan;
- Hours of operation of 6 a.m. to 10 p.m. and & days per week to be added to the plan;
- Parking space calculations should be corrected (25 required/show waiver) on the plan; and
- All federal, state, and local permits be obtained.

Ms. B. Smith makes a motion, second by Mr. McCaffrey, to conditionally approve the site plan based on the aforementioned conditions. Ms. B. Smith amends the motion, second by Mr. McCaffrey, to approve the site plan and meet the conditions of approval within one year. Motion carries; 7/0.

NEW CASE:

**Town of Northwood
Planning Board
February 25, 2016**

CASE: 16-02: Millstone Realty Trust (Docko), 1090 First NH Turnpike. Map 217/Lot 35. Applicant seeks an amendment to an existing major site plan that would extend operations through 2020.

VOTING DESIGNATION: Chairman Robert Strobel, Vice-Chair Lucy Edwards, Selectmen Representative Rick Wolf, Lee Baldwin, Betty Smith, Victoria Parmele, and Richard Bojko.

Mr. Strobel opens case 16-02.

David Docko and Peter Holden of Holden Engineering are present.

Mr. Holden provides an overview of the history of the site including review of the site plan for retail and excavation of the site. He states that has received a letter from NHDES acknowledging receipt of the site's 5-year progress update. He states that the reclamation bond has also been updated. He states that there is a plan now showing what has been completed as to the reclamation of the area. In addition, he states that he has provided photographs showing that the fence has been installed as well as photographs showing that erosion control measures have been addressed. Mr. Holden states that the 5 year AOT inspection report has been submitted.

Mr. Holden states that this proposal began originally as a site plan not as an excavation plan. Mr. Sullivan states that the project was approved for excavation in 2009 and approved for retail sales in 2011. Mr. Holden states that initially the discussions were for a sales area for sand and gravel and a plan was submitted relative to that proposal. It was during that time when discussions began relative the need for an excavation permit. Mr. Strobel states that it did meet the definition of excavation per the RSA.

Mr. Holden states that the goal now for Mr. Docko is to proceed further in the rear of the property; bring that material to the front area, and sell it as part of a retail operation. He states that the end result is for the area to be a flat, retail site that is useable with a gravel surface. Photographs are distributed and reviewed.

Mr. Holden continues and reviews the discussion held at the last meeting regarding phasing. He states that Mr. Docko is approved to begin Phase 2 once 50% of Phase 1 is reclaimed and at this time is more than 50% and should be entitled to move ahead with Phase 2. He states that the reason for phasing was to minimize the amount of bonding and suggests that the phasing plan should be removed. He further explains that the phasing as shown on the plans. He shows the drainage patterns of the area.

**Town of Northwood
Planning Board
February 25, 2016**

Mr. Holden explains the future plans of the property. He states that Mr. Docko plans to continue to store materials, excavate, and construct a stormwater treatment area.

Further discussion is held regarding the surety bond and removing the phasing. Mr. Holden states that the surface is the intended surface and was not intended for a grassy area to be built. Mr. Sullivan states that reclamation is required, per state statute, as this is an excavation greater than 5 acres in size. He states that the idea that phasing was done to limit the bond amount is not true. Mr. Holden states that it is true. Mr. Sullivan refers to the state statute and explains that 5 acres or more must be incrementally reclaimed. Mr. Holden disagrees and states that there is never any discussion relative to the acreage.

Ms. L. Smith states that the other issue is that this is an existing plan with three phases and removing the phasing is not an issue that can be discussed at this meeting as it was not noticed for discussion tonight. She explains that the public notice was specific to changing the one condition on the approved site plan.

Mr. Sullivan states that his recommendations were specific to what has been proposed on the site and not what the reclamation surety and reclamation plan proposes. He states that with current phased reclamation there are requirements to do loam seeding, hydro seeding. He states that he and the board recognize that Mr. Docko is trying to run a retail operation. He states that his recommendation was for the applicant to submit another reclamation plan as the current plan does not match what is going on at this time.

Mr. McCaffrey states that phase 1 is occupied by a retail activity and explains that the area is considered to be a sales area and intended to be gravel surfaced. He states that reclaiming does not make sense in the first phase at least and recognizing a new scenario may be a sufficient way to address it.

Mr. Sullivan states that he reviewed the reclamation surety and there are items that are not occurring under that agreement 50 % must be complete before proceeding to the next phase. Mr. Docko states that a pit will not be grassed. Mr. Sullivan states that there are disagreements between the activities occurring on-site and the proposed reclamation efforts.

Mr. Sullivan states that his recommendation is for the board to extend the approval and provide an opportunity for the applicant to prepare a new plan showing where the reclamation will occur and specifically how it will be done. Mr. Holden states that he agrees with this recommendation. Discussion ensues as to what the revised plan would consist of.

**Town of Northwood
Planning Board
February 25, 2016**

Mr. Holden asks when the project goes from an excavation project to a retail site. Mr. Sullivan explains that RSA 155 states that excavation is the commercial taking of earth. He states that if the applicant is no longer removing earth for commercial purposes, the excavation component would cease and the excavation permit would expire. However, in 2009, the town made this decision and an excavation permit was filed.

Mr. Docko asks if there is a simpler process to just note what the final pit floor surface is going to be and move forward. Mr. Strobel replies that item is not on the agenda for tonight and they would need to come back to address that item. Mr. Docko asks what is involved to indicate on the plan what the floor surface is. Mr. Sullivan states that it would be an amendment to the site plan and he explains that the existing plan does not say what the floor is to be. Discussion ensues as to the vagueness on the plan.

Ms. Parmele asks if there will be an updated storm water plan provided. Mr. Holden suggests adding a construction sequencing element that would indicate where the storm water facilities would be located.

Mr. Strobel states that the planning board did not require enough reclamation detail. Mr. Sullivan adds that at the time the board also did not have an excavation fee schedule or excavation permitting process.

Mr. Sullivan states that the board may want to grant an extension of the project another month to allow for additional work to be completed by the applicant, NHDES, and staff. Mr. Holden suggests that the board extend the permit and they will return and have the project correctly noticed.

Mr. Strobel asks if the board is willing to have this item proceed as an administrative decision with staff to work with the applicant. The board agrees.

Mr. Strobel states that Ms. Sandy Priolo has provided comments in a letter that is included within member packets. Mr. Strobel asks if the board wants to discuss these comments at the current meeting. Mr. Docko states that it is hard to control dust during crushing operations, which is discussed in the letter. He states that it is very difficult to contain. He explains that there are sprayers to mitigate dust pollution.

Ms. B. Smith asks if there are set days when the crushing can be done. Mr. Docko replies no and states that there is maximum timeframe of blasting for each calendar year. He states that it simply depends on when he needs more materials. Mr. Bojko asks if there will be any more crushing between now and May 1. Mr. Docko replies that no additional crushing will occur before May 1. He adds that he did miss one notification to abutters. Discussion ensues as to variables and sometimes he does not know when blasting will occur until the

**Town of Northwood
Planning Board
February 25, 2016**

morning of and he notes that there are variable conditions, officers on duty and availability, equipment, weather, etc.

Mr. McCaffrey asks about the fencing. Mr. Docko states that the fence is done; photos are provided. Discussion ensues as to the slope towards the rear of the property.

Mr. Bojko makes a motion, second by Mr. Wolf, to amend condition #7 of the approved June 11, 2009, case 08-11, major site plan to extend the project completion date to May 31st, 2016; all other conditions to be obtained, with the understanding that the excavation permit also be extended to May 31st, 2016. Motion passes unanimously; 7/0.

Ms. L. Smith states that a new application must be submitted by May 2nd by 10:00 a.m.

**APPLICATION to BUILD on a PRIVATE ROAD, RSA 674:41
George, 57 Fiore Rd. Map 116; Lot 53.**

Ms. L. Smith explains that the proposed project is a demolition and re-build. She states that this is not creating a new lot, only a new structure. She refers to the Lynn Grove Homeowner's Association provided by the applicant. She states that the living space is increasing because they are building a full foundation that will increase height by one full story. She states that the ZBA granted variances for the increase in height; however, the footprint will remain the same.

Mr. Wolf suggests that the board send a reminder note regarding the planning board's concerns related to 674:41. Mr. Strobel states that this is a small lot on the waterfront and is always a concern. There are no comments from the board.

VOLUNTARY MERGER

Royce, 55 Baker Ave. Map 113; Lot 14.

The merger information is reviewed. Ms. L. Smith explains that these two parcels have been listed as one lot; however, there were two separate deeds and the owners were concerned that it may be considered to be two lots because they were recorded at the registry as such. She states that the applicants want to ensure that there is in fact only one lot.

Ms. B. Smith makes a motion, second by Ms. Edwards, to sign the voluntary merger. Motion passes unanimously; 7/0.

Mr. McCaffrey left the meeting at 9:50 p.m.

INTERNAL BUSINESS:

Staff Items

**Town of Northwood
Planning Board
February 25, 2016**

- ***Site Plan Regulations***

Mr. Sullivan provides sections on pages 5, 12, and 17-27. He states that the comments are cut off in order to print the document in larger text.

Page 5 – purpose section; Lucy Edwards

Page 12 – a sentence has been added on for incomplete applications

Mr. Sullivan notes a few other minor changes. He adds that there are other areas where the town administrator has suggested changes or omission as follows:

- Removing standards for architectural design
- 400 DOT standard rather than 300 which is the town's section for safe site distance
- Mr. Sullivan notes that under the design standards there is new terminology for storm water
- Page 22 water supply changes with NHDES
- Not requiring emergency infrastructure on plans
- Remove off street parking and loading from being restricted to same lot
- Remove alternative pavement section
- Remove parking restrictions within the 20' setback
- Turn radii
- Handicap parking/wheelchair access, added ADA component

Mr. Sullivan states that he made a change in this language to be consistent and he notes that he added solid waste. In addition, he adds that he also removed all preservation of natural and historic resources due to the fact that there are no criteria.

Chair's Report

Mr. Strobel updates that the board with items addressed at the recent selectmen's meeting; the Master Plan Update (MPU) and Capital Improvements Plan (CIP). The board briefly discusses inclusion of items in the CIP.

Motion to adjourn is accepted at 10:08 p.m.

Respectfully submitted,

Lisa Fellows-Weaver, Board Secretary