

Planning Board Meeting
June 21, 2016

Present: Chair Sean Leary, Selectman Rep. Mike Darcy, Dwight Smith, Stefan Zielonko, Zeb Hildreth, Morris Klein, Alternate William Nebelski, and CDC Kathryn Lynch. Mari Brunner and Liz Kelly from SWRPC were also in attendance. Dorianne Almann was excused. The applicants and four members of the public were present.

6:30 pm: Chair Leary called the meeting to order.

Chair Leary read the public notice for an Application for Minor Site Plan Development Review submitted by Continental Cable LLC, tax map 24, lot 73, 243 Monument Rd., in the Commercial/Industrial District, applicant proposes a change in use to manufacturing and warehouse. Mr. Harcke explained that it was a revision to a former use. The building was used for 40 years for manufacturing and a warehouse. Recently the building was used as a shooting range, but unfortunately it didn't work out. Continental Cable has 60 employees currently and most of these employees live in Hinsdale. Selectman Rep. Darcy made a motion to accept the application. He was seconded by Stefan Zielonko. The motion passed unanimously. Gary Preston, Chief Operating Officer at Continental Cable, explained that the building would be used for storage. He explained that Continental Cable manufactures wire rope cable that is used for irrigation and by the aerospace business. If a template can be made they can produce it. He explained that this is a place that people can work and learn a trade. Benoit Frappier, President and CEO of Ben-Mor Cables, explained that business is growing and they need room for expansion.

With no questions from the public the public portion of the meeting was closed and Chair Leary asked for questions or comments from the Board. Selectman Rep. Darcy asked if they would be moving equipment from their current building. (The intent is to use the building for storage and possibly in the future create a work cell). Will you need a separate sign on the building? (No we will not be adding signage).

Stefan Zielonko asked is they would be shipping or receiving from the building? (Most of their daily operations will be done from the main building. We are open and running 24/7 but we do not ship or receive during the hours of 10pm – 7am). Is there a loading dock? (Yes this building was made and used as a manufacturing plant for 40 years).

Dwight Smith commented that it is good news that the business is expanding.

Selectman Rep. Darcy made a motion to approve the application with the condition that all fire and building codes are met. He was seconded by Zeb Hildreth. The motion passed unanimously.

Chair Leary asked applicant Jason Hodge to join the board for his continued Application Continued Application for Minor Site Plan Development Review submitted by Jason Hodge, tax map 46, lot 172, 27 Northfield Rd., in the Residential District, applicant proposes to have an ice cream stand on property. CDC Kathryn Lynch explained that she had contacted the State Sanitarian and they explained that since Mr. Hodge would be scooping ice cream the building would be considered a restaurant and therefore would need to comply with their requirements. It was explained that there is an application process with the State that requires a Site Plan of the property. The State would also need to inspect the required refrigeration, three-bay sink and test water at the site. Since the water would be supplied by the Town less testing would be needed. Since water was needed in the building Mr. Hodge would need to apply for a water and sewer hook-up to the building. During the site walk the permit for a Commercial Driveway Access was shown that states that the driveway access shall be paved.

CDC Lynch explained that there were questions from the Site Walk on June 1st. The answers to the questions were sent to the applicant on June 2nd prior to the meeting so the applicant would have time to address the comments.

Could he use an RV hook-up for water in the building? (Dennis Nadeau-He can use water from his home to wash up if the State does not require water to be hooked up in the building).

Who is liable is a person is hurt in the State ROW? (NHDOT-The owner of the property or the passing vehicle would be liable).

Can a path on his land be made in the State ROW? (NHDOT-Yes, possibly).

Would the path be considered an access to the property since the permit on allows one access? (NHDOT-No).

The permit states "authorizes" a paved access, does this mean it is required? (NHDOT-Yes).

NHDOT also explained to apply for a crosswalk he would need to apply to the Traffic Bureau.

The Board explained with the information from the State Sanitarian and information from the Site Walk on June 1st they felt the submitted application is incomplete and it would most likely be denied. The Board asked Mr. Hodge if he would rather withdraw his application at this time. Mr. Hodge agreed that withdrawing his application would be the best idea. He explained that this is still a business he is interested in opening but not as soon as he hoped. CDC Kathryn Lynch gave Mr. Hodge the application from the State Sanitarian for a site plan.

Selectman Rep. Darcy made a motion to accept the application being withdrawn. He was seconded by Mr. Smith. The motion passed with Morris Klein abstaining.

7:00 pm Mari Brunner and Liz Kelly from SWRPC joined the Board to finalize plans for the Complete Streets Event on July 10th. Mari explained that she is ordering the traffic tape, Agway has donated plants for the day, and Home Depot donated sod, so they are all set with materials for the day. They need help organizing some volunteers for the day to help with set-up and clean-up about 10-15 people are needed. They would need help with set-up two hours prior to the event. The event is from 11am-3pm, so help should arrive by 9am. Mr. Hildreth offered to talk with National Honors Society, Chair Leary offered to contact the Lion's Club and Parks & Rec. Committee, CDC Lynch offered to ask the PTA and PTSA, and Selectman Rep. Darcy will check with the Selectmen. Mari asked if volunteers can bring push brooms since the traffic tape doesn't stick well if the sand and rocks are in the road. She also asked if there would be someone available to wash the roads after the event to get rid of the temporary paint strips. CDC Lynch explained that she would ask the Highway Supt. to see if the street cleaner could be used on Monday.

Chair Leary has entertainment booked, Parks & Rec. are conducting a gardening seminar, and the Community Center is available for inside booths and bathrooms. He is working on a mailer, approx. 1900 to send to residents promoting the event. He will also work on a poster, when he is finished he will send it to Mari for a press release. Mari will also promote the event on social media and radio stations. There will be bicycles for people to borrow and use. The SRO Officer would like to have a bike safety booth.

Selectman Rep. Darcy explained that there would be food available for purchase at the Farmers Market, and the Farmer's Market has permission to remain open until the end of the Complete Streets event. The Caterpillar Lab can come but the cost is \$500 for the day. Mari explained that she would see if she could assist with the cost and CDC Lynch explained that she will look at her budget to see what she could supply.

CDC Lynch will contact a few people to see if there is interest in a Zumba demonstration.

Liz Kelly submitted a schematic of the new graphics that will be in the Complete Streets Policy. The Board thought they were great.

Mari asked when the Board of Selectmen could look at the policy. CDC Lynch explained that she will ask if they could be on the agenda for July 25th's meeting.

Board Business:

CDC Lynch reminded the Board of the Complete Streets Event in Troy on the 24th. She explained to the Board that Thicket Hill had contacted her about their residents being able to store RV's near the dumpster area and asked the Board if this required site plan review or if she could make minor decisions. The Board instructed her to make the decision.

Alternate William Nebelski explained that he would only be able to join the Board at every meeting and asked to be contacted when needed.

Selectman Rep. Darcy made a motion to approve the minutes dated May 17, 2016. He was seconded by Stefan Zielonko. The motion passed with Alternate Nebelski and Morris Klein abstaining.

Selectman Rep. Darcy made a motion to approve the minutes dated June 1, 2016. He was seconded by Alternate Nebelski. The motion passed with Stefan Zielonko and Morris Klein abstaining.

With no other business to discuss, Selectman Rep. Darcy made a motion to adjourn. He was seconded by Zeb Hildreth. The motion passed unanimously and the meeting ended at 8:00 pm.

Respectfully submitted,

Kathryn Lynch