

Present: Chair William Nebelski, Dorianne Almann, Alternate George Benedict, Clare Hudon, James MacDonell, Selectman Representative Joan Morel, Dwight Smith. Excused: Morris Klein and Stefan Zielonko.

Mr. Nebelski called the meeting to order at 6:35pm and read the agenda for the meeting.

Vito Adragna, Vice-President of Oak Hill Acres Coop, accompanied by engineer Andy Sharpe, briefed the committee on the coop's water issues related to leakage and breaking pipes. The park has funds from a Community Development Block Grant and the USDA for repairs. The park buys water from the town. Its water problems are considered the park's responsibility, not the town's. To date, 11 sub-surface disposal units have been replaced out of 19. The park currently is serviced by three water lines, each with a meter, and management seeks to replace them with a single line and one meter. Kathryn Lynch, Community Development Coordinator, advised Vito that an application had to be made to the Planning Board.

Mr. Nebelski noted that construction can't begin until the applicants receive permits from the Sub-Surface Unit of DES.

Mr. MacDonell made a motion to accept the application to address Oak Hill's water issues. He was seconded by Ms. Almann. The motion passed unanimously.

Mr. MacDonell noted that Dennis Nadeau, Water Superintendent, signed off on the project and that the selectmen had likewise approved the project at their July 14, 2014 meeting.

Mr. Smith made a motion to approve the plan as submitted with DES permits. He was seconded by Mr. MacDonell. The motion passed unanimously.

Mr. Smith made a motion to accept Oak Hill's Application for Development Review. He was seconded by Mr. MacDonell. The motion passed unanimously.

Mr. Nebelski told Mr. Sharpe Ms. Lynch will send him paperwork showing the board accepted the application to address Oak Hill's water issues.

Attorney Steve Bonnette spoke on behalf of Yogendra N. Patel of Ashirvad Realty LLC. Construction; the applicant's project was "going great." Then Bobby noticed something. Here, Dave Bergeron with Brickstone Land Use Consultants, LLC, picked up the narration. Showing a large map that was in packets committee members received, Mr. Bergeron explained that the canopy over the new gas pumps is located in the setback to Rt. 63. It appears the contractor followed an old plan when installing the gas pumps and the canopy, now located 13-1/2' – 14' off the property line. Since the State claims a wider right of way, the canopy is 8' from the edge of the right away – 29' from the paved portion of the highway.

Mr. Nebelski pointed out the canopy, while not in the position noted in the current plan, is still out of the State's right of way. Mr. Bonnette said his client hopes to get a variance from the Zoning Board of Adjustment. "Everything will work," Mr. Bonnette said. "Everything is just slightly off."

Mr. Nebelski asked if the ramp to give access to the trail will still be built. (Yes, according to Mr. Bonnette.)

Mr. Bonnette asked if it would be possible to have a joint meeting of the ZBA and the Planning Board. Ms. Morel suggested the two committees meet August 12, the day of the next ZBA meeting.

Mr. MacDonell made a motion to table the issue until next month. He was seconded by Mr. Benedict. The motion passed unanimously.

Kathy Cunningham requested permission to address the board. She told the committee she bought the Gulf station on Main Street. She plans to tear down the existing structure and build a small laundromat with 10 energy efficient/water saver washers and driers and a Subway sandwich shop on the existing footprint (30' x 30'slab). Mr. Nebelski noted she could go 35'. Ms. Cunningham said she would like to have a deck off the back of the building for use by Subway patrons; she didn't think this was likely, however. She showed the committee several renditions, including one of a typical Subway with its glass façade and a Craftsman type-bungalow; she preferred this latter style as it looks more like the homes along the street. She wanted to know if the board saw any problems with her idea.

Mr. MacDonell noted that DES would need to be involved since a gas station previously occupied the site. Ms. Morel suggested Ms. Cunningham talk to Robert Johnson, Superintendent of the Wastewater Treatment Plant; Mr. Nebelski said she should also talk to Mr. Nadeau.

While the board was enthusiastic about Ms. Cunningham's plan and wished her well, Mr. Nebelski reminded her that as she was not on the agenda, the discussion she and the board had was merely an informal one.

Steve Waleryszak, GIS Technician/Planner with Southwest Region Planning Commission, was next on the agenda. He told the committee he had seven maps for the Master Plan on which he needed comments and edits.

He began with the **Conservation** map noting that the committee had already seen it and updates had been made to it.

The **Water and Sewer** map was based on DES and town data. Mr. Waleryszak said it may have errors, so the committee spent time studying the map. The committee discussed a pipe on Old Stage Road shown on Mr. Waleryszak's map. Mr. MacDonell, consulting maps produced by Underwood Engineering (undated) on a cork board on the wall, said Underwood's maps showed *no* pipe. Mr. Benedict suggested that Mr. Nadeau should look at the map. Mr. Waleryszak said he would leave a copy of each map behind so they could be checked by town personnel and that he would send a pdf of the Water and Sewer map to Messrs. Johnson and Nadeau. Mr. Nebelski pointed out the cell tower in Greg Pelloni's corn field is missing.

The committee then reviewed the **Utility** map. Mr. Waleryszak said he checked with National Grid. Mr. Benedict said the high-voltage line needs to continue along Mountain Road. Ms. Morel observed the second electrical line crossing Plain Road is missing. Replying to a comment that several roads seem to be missing, Mr. Waleryszak said they would all be added; he reiterated that he would contact National Grid and Public Service of New Hampshire.

In terms of the **Development Constraints** map, Mr. Waleryszak said he had updated the map with edits the committee made to an earlier revision. Nothing has changed in the interim. White space indicates developable areas. Committee members agreed the map looks good.

Moving to the **Land Use** map, Mr. Waleryszak noted there are issues with this map given the fact 68 different categories exist. In addition, several properties are listed as “unknown.” He offered to email an Excel spreadsheet with data on these properties. Mr. MacDonell asked that Mr. Waleryszak send him the spreadsheet; as tax collector, he would look at the data. He said that he would work with Ms. Lynch on the “unknowns.” Ms. Morel said that one of the “unknowns” is agricultural.

The **Conservation** Map is from Granite's database. Ms. Lynch can give input.

The Department of Environmental Services edited the data set for the **Stratified Drift and Aquifers** map.

In terms of the **Zoning Map**, Mr. Waleryszak talked to Ms. Lynch as he was not positive of the TIF boundaries. Ms. Morel thinks the map is fairly accurate, but suggested getting in touch with Ms. Lynch one last time.

Moving onto board business, Mr. MacDonell made a motion to go into a non-public session at 7:45pm. He was seconded by Ms. Hudon. The motion passed unanimously.

At 8:05 the board ended its non-public session.

The board discussed Ms. Lynch's letter to Rob Hitchcock. Mr. Hitchcock had put in catch basins and piping, and these constitute an alteration. Ms. Hudon said “the sidewalk was disturbed. People had to walk on Rt. 119 to get by.” Mr. Nebelski said Ms. Lynch's requests for a flagger and to keep the sidewalks clear were reasonable.

The board then read a letter Ms. Lynch had written to Mr. Faucher acknowledging that he had planted the trees the Nelsons had requested to screen their house from lights on Mr. Faucher's property.

Ms. Hudon made a motion to approve the minutes from the June 17, 2014 meeting. Mr. Benedict seconded the motion. The motion passed with one abstention.

Ms. Morel briefed the committee on the new farmers' market, Sundays, 9am-2pm on the green next to the Community Center. Vendors selling vegetables, maple products, BBQ sauce, and soap were on hand at the first market as was a blacksmith. Mr. Pelloni will also be at the market starting this Sunday. A new vendor selling pickled eggs is expected and the church wants to sell baked goods.

With no other business to discuss, Mr. Nebelski asked for a motion to be made to adjourn. The motion was made by Mr. Smith and seconded by Mr. MacDonell. The motion passed unanimously and the meeting ended at 8:23pm.

Respectfully submitted,

Dorianne Almann
Secretary Pro Tempore
Planning Board Meeting