



Town of Seabrook
Planning Board Minutes
Tuesday, October 4, 2016 @ 6:30pm
Seabrook Town Hall
99 Lafayette Road, Seabrook, NH
603-474-5605

MEMBERS PRESENT

Jason Janvrin, Chairman, Donald Hawkins, Vice Chair, James Sanborn, Alternate(voting member tonight), David Baxter, Aboul Khan, Ex Officio, Tom Morgan, Town Planner, Michael Rabideau, Stephen Zalewski, Code Enforcement Officer, Rick Friberg, TEC, Maria Brown, Planning Board Secretary

MEMBERS ABSENT

Michael Lowry, Ivan Eaton III, Board Members, Paula Wood, Robert Fowler, Alternates

Janvrin called the meeting to order at 6:39pm.

MINUTES

Motion:	Khan	To Approve the September 20, 2016 Minutes.
Second:	Rabideau	Approved: Rabideau, Hawkins, Khan, Janvrin, Baxter, Sanborn

CORRESPONDENCE/ANNOUNCEMENTS

October 27 at 6pm, The Seabrook Recreation Center will host The Chris Herron Event "REBOUND". This event is open to the public and you may register online starting October 5, 2016.

Ever source clean energy and shifting climate Event, October 24 11am-4pm registration is required all members are welcome to go

October 10, 2016, The Seabrook Fire Department will host The Touch a Truck Event and refreshments will be available.

October 12, 2016 is walk to school day and all public officials are welcomed to join the event.

November 1, 2016 Work session for the Planning Board. November 15, 2016 will be reserved just in case things are continued from the work session.

Case #2013-15, Waterstone

Letter of credit will expire on October 10, 2016 for Waterstone. The Planning Board mentioned seizure of the letter of credit. Waterstone is in the process of getting the letter renewed in the amount of \$139,250.00. Selectmen have asked the Town Manager to act on their behalf. Khan stated they have gone through this before and would like to give Chairman Janvrin the authority to act on this. The time table is to have it replaced by Friday 3:00pm. Rabideau feels we should move it up to 1:00pm as 3:00pm is tight and the Board agreed. Janvrin stated we will move the time to Friday at 12:00pm.

Motion:	Khan	To give the authority to the Planning Board Chairman, Jason Janvrin to handle the Letter of Credit.
Second:	Rabideau	Approved: Rabideau, Hawkins, Khan, Baxter, Sanborn Abstain: Janvrin

Case #2014-17, Scott Mitchell, 652 Lafayette Road phase II

Jim Mitchell from Tropic Stars Development will be presenting this case to the Planning Board. Janvrin stated that the letter of credit needs to be corrected according to the Town Treasurer, Mr. Carter. The letter has some verbiage that is missing. Jim Mitchell will reach out to Mr. Carter regarding the verbiage. Mr. Mitchell also has the Mylar and Plans tonight for the Town Planner and Engineer to review. Mr. Mitchell stated that the Planning Board held \$207,000.00 for phase 2 and the exaction fee should be \$63,608.00. Hawkins has a different number on his calculations. Morgan stated that it is the correct number. The easement is listed on the plans and Mr. Mitchell is hoping he can wrap it up in the next 30-45. Mr. Mitchell will get the Department Head sign offs. Jones and Beach provided a letter and modified sheet C 3 plans and it will be the recorded sheet. All outstanding invoices will be paid. The applicant provided a letter that all conditions have been met. The plan had feedback and has been fixed. The applicant reinstalled the CVS sign even though it is not their property. The easement is in the file but they have not been signed. If the Board accepts the plan with no signatures you're giving them another extension. Mitchell feels it is really difficult to get the easement signed by DDR and may be another couple of weeks. Janvrin has lot line adjustments already recorded. Rabideau asked what the liability is at the end of the day. Hawkins feels we still have the occupancy permit to hold if things are not done. The applicant is looking for building permits tonight. Mitchell has nothing this time he can announce but is still looking for tenants. Janvrin stated that security is in place.

Baxter feels that it probably is tough to get things signed as DDR is a big company so it may take more time.

Motion:	Janvrin	To Approve with the following conditions, 1) Letter of Credit is worked out with the Treasurer, 2) Easement needs to be signed.
Second:	Hawkins	Approved: Rabideau, Hawkins, Khan, Baxter, Sanborn, Janvrin

Mr. Jim Mitchell, from Tropic Stars discussed the letter to the Planning Board dated September 26, 2016. The documents also included elevation drawings and modifications. The canopy roof will be redone and much safer. This will require a variance. The two entrances will be restructured into one point of access for safety concerns. Janvrin has familiarity with this site according to Mr. Mitchell. Looking at the changed from a safety perspective the applicant would like to kiddy corner the entrance into the building. One point of entry allowing patrons to come in one door instead of two front doors. The Fire exit will be on the rear side. The applicant will be replacing the second door on the front with another window. They want to keep the architectural integrity of the building. They would like to make the windows a little larger to increase lighting. The applicant would like to keep the colonial look. Janvrin asked if patrons would have to walk all around the building to park. The New Zealand Road entrance is where the frontage will be for parking. They will not be any changes to sites circulation. Zalewski doesn't have any comments. Friberg feels this should be considered a minor architectural change. Janvrin knows the case has been adjudicated. Janvrin stated we are still are in negotiated stages and we will handle that. Morgan referenced the letter from September 26th and they are asking the Board to take no jurisdiction over this change. The Board has two choices to take no jurisdiction and the abutter can challenge the decision or the Board can consider a new site plan review which will include the abutters. Hawkins feels the Board could consider this a minor change. Hawkins doesn't want to have another site plan review. Zalewski was asked about the canopies a few weeks ago and it is none conforming at this time. Janvrin asked what the Board would like to do about the canopy. Janvrin stated they are proposing to tear it down and replace it. Zalewski stated if it fell over by itself they would be able to replace it. They will be building two brand new canopies. Khan feels it is a good idea to change it now. Janvrin feels if it isn't replaced it is a huge liability. Rabideau asked if the structure can be condemned and rebuilt. Zalewski asked if the whole canopy is showing. The canopies are depicted on the plan. Janvrin will leave the canopy decision to Zalewski.

Motion:	Janvrin	That in the matter of Case #2012-18 the Planning Board finds in the proposal from the letter dated September 26, 2016 and the two documents that came with it, one being an architectural elevation, and another being the floor plan are a minor field change not subject to Planning Board review.
Second:	Rabideau	Approved: Rabideau, Hawkins, Khan, Baxter, Sanborn, Janvrin

SECURITY REDUCTIONS, EXTENSIONS, ROADWAY

Case #2013-28, A Subdivision at 49 Rocks Road, Mr. Michael Green, Tax Map 7, Lots 104 & 104-1, Reduction of the Site Security Bond for Marshall Way.

Mr. Michael Green requested the return of his security for Marshall Way. Friberg spoke with Janvrin today and regarding the site security request. The items have been completed and the 2 years has lapsed, water issue is considered a minor detail and includes two hydrants that need snow flags. The hydrants also need a little bit of paint added to cap and bonnets. One tree was in question and has been worked out. Mr. Green stated that all of Friberg’s comments were completed. Janvrin sated we should get confirmation from the Water Department. The hydrants will be owned by the Town as soon as the Road is accepted.

Motion:	Janvrin	To return the entire remaining security pending an approval letter from the Water Department.
Second:	Khan	Approved: Rabideau, Hawkins, Khan, Baxter, Sanborn, Janvrin

Case #2015-16, Southern NH Services,146 Lafayette Road, Requesting Site Security returned.

TEC recommended only holding 90% of the security.

Motion:	Hawkins	To Approve the request for case 2015-16 with the following conditions; 1) Retain \$5,000.00 for Security Maintenance to be held for a two year time frame and it will expire on October 1, 2018
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Second:	Rabideau	Approved: Rabideau, Hawkins, Khan, Baxter, Sanborn, Janvrin
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Mr. Boyd will forward an electronic As-Built.

Janvrin recessed the meeting at 7:25pm until 7:38pm

Case #2016-22, 12 Folly Mill Road, Condominium Conversion, Maureen Adams, Tax Map #9, Lot # 160

Wayne Morrill from Jones and Beach Engineers presented this case on behalf of Maureen Adams. They have two buildings at this time on the lot, 1 is residential home and 1 is a garage. They would like to separate the lot. The home has existing water, sewer, and a water shutoff. The back garage has no utilities and would like to remain that way. Morgan had some comments in his letter. Mr. Morrill stated that they will make the lines bold instead of dashed, Unit B is for non residential use it will remain a garage, the plan needs to have a wetland scientific specialist sign off, no shut off's needed for Unit B as it is a garage with no utilities, they will add a note on the plan for the Water Department to be able to shut off the water valve, Driveway dimensions will be added and they will graphically show the stuff that is limited common area on the plan.

Janvrin asked how much frontage the applicant has on Folly Mill Road. The actual frontage is 112.7 feet. Janvrin stated that 100 feet of frontage only allows 1 driveway. Mr. Morrill will make the driveways into one common drive. Morgan asked what the purpose is. Mr. Morrill stated that Mr. Adams wants to sell the residential home in the front and Mr. Adams will retain the use of the garage. The change in the common drive will feed in with note 1. Janvrin asked if only one dwelling is allowed. Morgan stated no he can have another dwelling unit. Zalewski stated he can have units and not two dwelling buildings. Janvrin would defer to the Health Department given the fact that Unit B will have no running water or bathroom. Zalewski stated that they will need a bathroom and water. Mr. Adams still owns the other lot. Zalewski is not sure if it is a separate lot if he will need municipal services. Morrill stated that Mr. Adams is not going to put a bathroom and sink in. Khan asked why he didn't do just a lot line adjustment. Morrill stated the Board didn't want to make the lot any smaller and the applicant did try that. Rabideau stated in theory the building is only good for storage. Zalewski would be alright with the plan if it has stipulations. If the owner is not the same person for both lots it can be an issue. Janvrin asked that the calculation for size and locations be added to the plan. Janvrin stated the plan didn't show all the buildings with setbacks required. Morrill stated they will add them to the plan and wouldn't be too busy. Morgan asked about the Porch being a common area. The porch goes with the residential Unit A only. Janvrin stated the new set of condo docs came in today. A 2

foot contour should be shown. Hawkins stated he did show them, there isn't any. Janvrin asked for an elevation note be added to the plan.

Motion:	Hawkins	To Accept Case #2016-22 as Administratively complete.
Second:	Rabideau	Approved: Rabideau, Hawkins, Khan, Baxter, Sanborn, Janvrin

Motion:	Hawkins	To Approve Case #2016-22 with the following conditions; 1) Elevation note be added to plan, 2) Unit B in accordance with applicable zoning in 6M shall not be used as a residence, 3) Driveway will be limited to one for the lot, 3) The Condo Docs will be updated regarding the shared limited common area and driveway access, 5) Sewer and Water from Unit A shall not be extended to Unit B, 6) Add a note on the plan ensuring the access to the water shut off for Unit A will be in a matter that is satisfactory to the Water Superintendent, 7) Security will be set a Zero Dollars
Second:	Khan	Approved: Rabideau, Hawkins, Khan, Baxter, Sanborn, Janvrin

CASE #2016-21, 2 Felch Lane, Proposed Subdivision into two separate lots, Felch Lane Realty Trust, Tax Map #12, Lot #19-2

Janvrin stated that Case # 2016-21 was withdrawn by the applicant and the applicant asked if any fees could be returned. Janvrin stated nothing can be returned as the case came to the Board.

CASE #2016-14, 72 New Zealand Road, Site Plan Review, Construct an additional 33,500 sq. ft. Self Storage Buildings and Associated Pavement, Ken Sweet, Tax Map 7, Lot 55

Henry Boyd from Millennium Engineering presented the case to the Planning Board. Mr. Ken Sweet and Mr. Curt Sweet were also in attendance. Mr. Boyd felt they had 3 remaining items, the property is in Zone 6M, and architecturally how the buildings would look. The zoning and site plan is silent to this use. Boyd feels it is right to ask what we

can do about these buildings as they are in 6M to make them look nicer. The applicant asked for waiver from landscaping requirements. Mr. Boyd stated that Mr. James Sanborn knows the area very well. A Landscape designer was asked to review the site to see what could be done. Due to the flatness of the property there is not a whole lot of area that they can do too much with.

The landscape architect has placed some Austrian pines and the pavement is 150' of driveway. The applicant will be adding plantings in the front right and left. Some very large trees that will remain and make a beautiful buffer but some need to come down. The rest of the site will be difficult to do a whole lot with. Mr. Boyd submitted a waiver regarding increase in run off was left in the hands of Friberg. Mr. Boyd believes due to the flatness, water table, the undeveloped area to the North, introducing possibly more water to a wetland area isn't any harm. Mr. Boyd cannot see a better candidate to grant this waiver for. Friberg challenged them to look at the drainage. Mr. Boyd stated they received their site specific permit. He stated that retaining water in additional wet ponds with what is going on with mosquitos, they are strongly against it. They met all the State regulations. They don't meet the new Town regulation and not many Towns have this regulation that states no increase in run off. Mr. Boyd stated that a neighbor to the north could use increased run off. The area is 4 to 5 feet higher. Friberg stated section 7.090 speaks about volume requirement of storm water leaving the site. Boyd stated that in every other state they are allowed to increase the volume but not the rate. He needs to know how we move forward from here. Unitil is the abutter to the North. This year we have received no rain and he doesn't see how a little more water would hurt. Rabideau stated that this is not just simply run off water storm water it actually goes to a pond which has a run off pipe. The runoff is filtered for the most part and they are not introducing silk or solids. Mr. Boyd stated that is absolutely correct as this is treated storm water that goes through the elaborate system. The system has been reviewed by at least five PE's now. The water that comes out goes into wetland. Rabideau asked what type of catastrophic storm would you have to have that would actually cause a discharge from that pond. Some of it will perk in but would it take an inch or two inches. Friberg stated that a 2 year storm had something like 3 inch of rain. Mr. Boyd stated the runoff will not be going off at an increase rate and it will be treated. At this time the site runoff is not treated. A puddle will set for several days and cannot get out.

Mr. Boyd needs direction on the waiver as it will determine how this will look. Janvrin asked if the water will flow from the center and go to the outside. Mr. Boyd stated that DES wanted them to make the curbing longer so that before it reached the detention area it will have to run further. The run off goes very slow and grass does wonder's to slow it down. Mr. Boyd stated that ½ of the building is treated and goes to underground French drains that run into sandy soil. He would have to think that the Route 95

expansion is a part of what happened to the property and was a massive interruption to what use to take place. Mr. Boyd stated that is the best he can do and feels it meets all requirements. The open space total when done is 47.6% of the site and will be 163,000 square feet of impermeable space which is currently it is 128,000 square feet. The property has 58.9 % open space and when it is said and done will still have about 48% open space. The 3 pending issues are as follows; The Volume water leaving the site, Landscape, and Architectural Elevations

Mr. Sweet put some more thought into the plan after rereading the 6M zoning. He put more thought to a colonial look and how to accomplish that. He decided go to a 4/12 pitch, a standing seam roof, and add a different color. He has pictures to show from a similar building. The standing seam roof would be a little prettier.

Janvrin stated they were discussing the end caps maybe putting some landscaping at the end of them. Sweet feels the biggest concern they face is for the residential area of Fogg Lane and New Zealand Road. These are the best buildings they have to offer without going overboard. Janvrin asked if they could break up the sea of beige. They feel the evergreen look on the residential sign will blend in. Their color is electric lime but they didn't think that would be good on the residential side but will use on the Route 95 side. Rabideau asked what the roof color would be. They are using forest green. They are using the sandy color and ever green as it is a lot softer. Hawkins asked if both sides of the buildings have doors. Typically they do stated Mr. Sweet. Janvrin asked if they could add a couple of copulas to some of the buildings which is 245 feet long. Mr. Sweet took a ride down Route 1 and looked at the copulas and thought it looked more like a barn but he would prefer the look of colonial. Mr. Sweet would agree that the Fogg lane side could have maybe 2 or 3. Janvrin asked if we were going to add storage wars. Mr. Sweet avoids public publicity and his patrons pay. Hawkins asked if that is a driveway between the buildings. Mr. Boyd stated it may not need to be 24' so long as he has 20' that should be good. Janvrin is talking about shrubs. Mr. Boyd stated he tried to put a dressy end on the buildings and would hate to see it covered. Boyd wants to maintain the integrity of the space between the buildings. Hawkins asked why they would want people driving between the buildings. Mr. Sweet stated it is a long run from this end to that end for his patrons. Mr. Curt Sweet also stated that removing the driving space between the buildings would make it difficult for trucks to turn around and it would cause an issue with snow removal. Hawkins asked why they would want to keep those trucks in between the buildings. Pushing snow 500 feet would be very hard. Friberg sees both sides but agrees that it removal would make it difficult for truck circulation and snow removal.

Janvrin asked if they can extend the landscape to the end of the building. Mr. Boyd stated a 3 foot wide planter strip is possible and it may take some of the snow storage area. Janvrin stated the North side will be tough to grow things without sunlight. The

South sides may be able to grow rose bushes. Janvrin suggested they move the ballard on the residential side by a few feet out. Mr. Boyd feels they need to do a little more near utility pole area. There will be a fence which is a 4 foot high with black enamel but may do a 6 foot fence. Rabideau asked if you do manage to decrease the strip are you expecting a 26 foot truck to back all the way out. Boyd stated they could get around the building if they had to as this area is equal to what a major street would have for circulation. Boyd stated they should be backing in. Rabideau has used the places and it is a raceway. Rabideau feels that is why you have openings along with stop signs and speed bumps people really speed through them. Hawkins asked what was the reason not to have low plantings along the Fogg's Lane side. Mr. Boyd thought that it would look nice inside the fence and it is grass now all green up to the pavement. Hawkins asked how far the pavement is from the fence. Mr. Boyd stated that it is 10 feet apart. Janvrin asked if you would consider the vines growing on the fence. The fence that was chosen was for security. Mr. Boyd stated they have junipers to break up the fence and it may interfere with security. Hawkins feels it is a matter of someone putting thought into the site to make it look nice. Mr. Boyd feels it should go right up against the fence without root intrusion. Rabidaeau stated that roses every 10 feet would still be opened enough, low maintenance, and inexpensive. Mr. Sweet feels that a rosebush every 10' would be doable. Mr. Boyd stated they have about 600 feet on that side. Rabidau asked what the treatment under the fence would be and if the applicant would be using any stone. Mr. Boyd stated they are loam and grass up to the property line at this time.

Janvrin asked about the volume of water leaving the site. Friberg stated that the applicant provided test pits that showed high ground water and made a good faith effort to provide storm water treatment on the site where it doesn't exist today. Friberg stated that these are some of things you look for when granting a waiver. Friberg feels that this request has some merit to consider the waiver. His only suggestion is that they work a little harder to show that they have done the best they can. The extra space in top right maybe reserved for green space and open space. DES standards have been met and approved and it meets all Town standards except for the volume requirement. The site has a number of challenges with storm water. They have a low spot and a small pump station will discharge access water into a wetland area of the power lines. They will be adding a detail alarm system, show detail of what would happen if pump stops working and it will show the capacity of the pump. Overall Friberg does think that there is merit to this waiver request. They made a good faith effort but moving forward he feels a little more work on the top area could be done. Hawkins asked about run off calculation of the other area. Mr. Boyd stated what if we say if the extra area is build out we would use pervious area and that would mean that this pond was oversized. Hawkins asked what if the end building was smaller. What would be the effect of the building being reduced in length? Mr. Boyd stated the pond could be smaller and it is

sized for maximum build out of that area. Test pits were done everywhere on the property. Baxter stated that even if the square on top is left in a natural state will it increase drainage. Boyd stated it currently leaves and runs out into the right of way. Janvrin stated that if they were to offer the northeast portion if any development states that pervious technology must be used on it. Friberg is hesitating on that as it will need a pretty steep driveway. He is reluctant to state it will work like that. Hawkins continued to ask why the building at the end has to be that size and why does it have to be there at all. Hawkins asked if your intent is to develop the other area could they help them self by resizing. Mr. Sweet stated that the issues are they followed some prudent planning that guided them on what to do with this space and the applicant was honest. Hawkins stated no one is answering his question. Mr. Sweet stated the space may be a building for himself to put his motor home in. Friberg stated they will still need a waiver. Hawkins stated whenever you do develop that last piece of land will we be talking about the same thing. Mr. Boyd stated that they could use some pervious information. Friberg would like to have some elevation to play with up there and maybe some extra depth. Boyd doesn't think it is big enough area. Baxter asked Friberg if 7350 square feet of building disappears will they still have volume issues. Friberg stated that it would still have a volume issue due to increase in pavement or roof top. If you made all grass they would still have a volume issues. Friberg stated when you have an increase in roof top or pavement means more water is leaving the sight. Friberg stated at this time this area is gravel. Hawkins stated it is due to the high water table. Baxter asked if they removed all 4 buildings would that help. Friberg stated yes it would help as there would be no increase. Zalewski asked how much water is leaving the sight. Zalewski asked where it is going. How big is the wetlands what else goes in and will it flood the apartments? Mr. Boyd stated that they did calculations even if the pump didn't work in a 50 year storm it doesn't even make it to the property line. In a hundred year storm without any pump the runoff barley made it to the pavement. The DES is not easy people to satisfy and they are fine with this plan. All regulations keep the rate at the same and they have reduced the rate. Eventually they will have more water but it will be at a slower rate. Friberg stated the difference between rate and volume is important. Most wetlands also drain themselves and it is usually a matter of how quickly you're releasing the water. Zalewski asked since the ground water is so high how much can be put in before it won't take anymore. Firberg stated it actually equalizes imagine the site was perched way up high ultimately the water will level off. Friberg is not concerned about the downstream effect. Mr. Boyd stated that he is not talking about the water you will see but rather you will see modeling in the soil. At some period you're looking for the worst case scenario. When we say we can't infiltrate the State says we have to be 4 feet above the estimated high water table. From the ground surface it is more than 2 feet deep to the worst case scenario at this time. At this time you would have to dig 4 to 6 feet to find standing groundwater. Mr. Boyd stated they

meet all the standards except for the one the Town adopted. Morgan asked about the 3rd party of the regulations. Morgan asked what is the purpose of this type of regulation. Friberg stated that the regulation is to replenish the Aqua fore and they are trying to force infiltration because it does a few things more landscaping, more green space, and proving a very high level of treatment as it filters through the soil. Mr. Boyd stated they would have loved to have done that if they had the geographical area that would have allowed for it. Janvrin stated this site doesn't infiltrate at all and it is a night mare. Friberg stated that site would have also required a waiver. Rabideau asked about the standing water being so close how much real perking are you actual going to get that would actually go toward the aqua fore area on this site. Friberg stated that you would get the benefit of the water filtering through the soil and working its way into the wetland area. Hawkins asked if there is any impact regarding the status as an MS4 Town in terms of the Towns responsibility. The outflow pipe would need to be numbered, tracked, and tested eventually. Friberg stated it would make it to the Towns GIS and it would be one of the outfalls. Friberg stated that this site like all others would need a storm water and operation maintenance plan that would be provided to DPW each year. The one outfall would need to be numbered so that it could be tracked. The storm water and maintenance reports must be provided and the Town is in a good place. Hawkins asked if we waived our requirement for this plan and they come back to develop that land. Friberg stated they would have to come back and look at the storm water calculations that have been supplied verses the actual plan and if it was determined that more volume will be leaving the sight they would need an additional waiver. Janvrin stated that if it shows a decrease they would be all set.

Hawkins asked if we could put a condition of approval that no future waivers will be granted for the build out of that area. Morgan stated if you made it a condition of approval they could change it but they would have to come to another public hearing. Hawkins asked should we? Morgan stated the bottom line is the Planning Board has the right to waive this request and would not be binding by another Board. Khan asked what about if the lot is owned by someone else in the future. Mr. Boyd stated that they would still have to make their case. If you grant this waiver you would have already granted this lot. Mr. Boyd stated that most lots meet the standards and this lot is hardship. There is not much more they can do. Hawkins asked if the high water table due to the highway. An area was filled which was used for storage that water could have run in and it cannot now. That building should have been raised 3 feet. Mr. Boyd has never worked on a site this challenging and they wanted to do the right thing and done the best they can. Khan stated that park place floors are very close to the ground also. Mr. Boyd stated that the leach fields are so high again showing the water table issue. Hawkins asked if extra plantings on a sight help with water drainage. Friberg stated it does help but may not cure it. Storm Water analysis gives you more credit. Hawkins was realized that Mr. Boyd is worried about the roots. Hawkins stated

maybe roots growing on fogs lane seems like it would help and if you put willow trees you wouldn't have any water problems. Mr. Boyd never been opposed to some type of plantings. Hawkins asked if the road between the buildings has to be there and are there any plantings that could be used on other parts of the site that would absorb water. Mr. Sweet stated when they brought in the landscape designer he asked about willows. He stated that the roots would be getting in to the areas you don't want to be slowed down. Baxter agrees that Mr. Boyd has made the argument about the limitation to the site and it is a hardship. Baxter is inclined to cut him some slack. The building improvements are great and a little more landscape would be nice on the site. Baxter would be in favor of the waiver if they would pretty up the area a little more. Baxter stated that Hawkins had a good idea about the space between the buildings to add landscaping it would look a lot better and that would be an attractive thing for the owner. Mr. Sweet wants to be clear about the landscaping. If we do too much on the 95 side we don't want to block our view. The Board doesn't care about the 95 side they are concerned with the Fogg's Lane side. Hawkins cares about Fogg's Lane and where your entrance is. Mr. Sweet is not trying to be cheap and where can we put them. He feels if they block the area it may not be good for the clients. Mr. Sweet would like to see an approval tonight with a condition of approval that satisfies the Board. Really doesn't want to block the open area between the buildings. Hawkins asked that they make it look pretty and use shorter plantings. Hawkins feels significant progress on how the buildings look and likes the cupolas on the top. We should look at all the reasons we can do it and should as far as landscape. Hawkins doesn't care about 95 and wants Fogg's lane to look nice and like it belongs in the 6M zone. Hawkins asked if they could meet with landscaper and come back the next meeting. Janvrin stated that we are all in agreement with the architectural and the color scheme is acceptable. We have agreed that the parcel shouldn't increase volume.

The landscape is a far cry from what it was. Suggest dispersing plantings and plantings on the end of the buildings and along the fence. Janvrin states being a former truck driver the space would be tough turn without the extra space and you're not going to get anything to grow on the North side. The landscaping should be on the South side of the building. Hawkins feels it would do the same thing so long as they break up the space. Janvrin feels if we can meet the landscaping part we are close to approval of the waiver. Baxter envisions more trees and wrap around the plantings around the corner. Baxter stated that the plans should show the trees and plantings. Janvrin likes what they have proposed. The Planning Board appreciates the effort.

Janvrin continued the case until October 18, 2016.

CASE #2016-20, 32 Stard Road, Proposed addition to existing building, Stard Road Realty Trust, Eugene J. Dean, III, Tax Map # 4, Lot # 19-22

Mr. Boyd stated that he will be presenting this case to the Board. Jones and Beach worked on this site originally in 2008. Mr. Boyd did feel this was an expedited case. Hawkins stated that expedited says no buildings. Janvrin stated that 2008 approval has expired. Mr. Boyd will come back to meet the site plan standards.

Janvrin stated that there will be additional cost for the impacted areas. Janvrin stated that this case will go to TRC for review. The case hearing had to be held within 30 days from the date of the application. The property has an existing building they want to add an addition. They went to the Zoning Board for relief. The Zoning Board granted the variance to use the current 16'. They are proposing a stone trench for TRC to review. Unitil was notified as an abutter due to the power lines. Mr. Boyd verified that the easement was right. Mr. Boyd thought they did a pretty decent job. Morgan thinks the plan is fine and just ask for a waiver. Janvrin asked if they can accept tonight. Morgan doesn't have an issue with accepting tonight as it is fairly complete. Mr. Boyd will bring in the additional fee.

Motion:	Hawkins	To Approve Case #2016-32 as Administratively complete.
Second:	Baxter	Approved: Rabideau, Hawkins, Khan, Baxter, Sanborn, Janvrin

The case will go to TRC for review Tuesday, October 11, 2016 at 10:00am.

Janvrin continued the hearing until November 15, 2016.

All other items can move to the next meeting.

Morgan has handouts for the Board please take them home and study them. They include 3 warrant articles, potential could be a 4th warrant article and some proposed site plan review amendments.

We will plan for November 1, 2016 work session to discuss and will open the public hearings. Morgan will send the public notice for these.

Janvrin adjourned the meeting at 9:41pm.

Respectfully Submitted, Maria Brown, Planning Board Secretary