

**BARNSTEAD PLANNING BOARD
THURSDAY MAY 7, 2015
TOWN HALL @ 7:00 P.M.**

MINUTES

CALL TO ORDER: Nancy Carr, chair, called the meeting to order at 7:00 P.M.

ROLL CALL: Nancy Carr, chair, Elaine Swinford, vice-chair, Karen Schacht, secretary (arrived at 7:07 P.M.), Kathy Preston, Dana Frenette, Andy Houle, selectmen's rep., Chris Carazzo, alternate and Paula Vardaro, recording secretary

CONCEPTUAL CONSULTATION

**a) PENNICHUCK WATER CO MAP 48, LOT 1-X
204 NORTH BARNSTEAD RD HOLDING TANK**

Mark Filion and Victoria Hawkes were present representing Pennichuck Water Co. Mark Filion said they were back again to see if a site plan is required by the Planning Board to install the 10,000 gallon holding tank. Nancy Carr said a site plan application will be required by the Planning Board. She told the applicant that an e-mail was received on Wednesday, May 6th from Jim Norris – the land owner. Nancy Carr read the e-mail “I have consulted with my attorney and find that the writing of the easement doesn't provide for expansion of the existing water system but only grants to Pennichuck the rights to maintain the existing system. Expansion construction goes beyond what was conveyed. I'm not in favor. I say No to new expansion at the sight.” Nancy Carr asked the applicant to straighten out this situation before they come back to the Board. Mark Filion said ok they would, but in 2007 Pennichuck did their previous work without any problems or a site plan. Nancy Carr again stated that Pennichuck needed to resolve this issue before they could accept the site plan application. Mark Filion asked why a site plan is needed. Nancy Carr said because they were changing what is there by adding the tank.

**b) AUSTIN TURNER (BOHLER ENGINEERING)
SUNCOOK VALLEY ROAD MAP 7, LOT 73
POTENTIAL RETAIL BUSINESS**

Austin Turner, from Bohler Engineering, John Scribner and Andrew Camello, from Lisciotti Development were present. Austin Turner told the Board they would like to develop a parcel in town Map 7, Lot 73 with a Dollar General Store. He handed out aerial plans with preliminary drawings of the store and the parking. The company would like to know what concerns the Board might have prior to submitting a final application. Austin Turner told the Board they have had preliminary meetings with DOT for the driveway permit. The meeting was very positive regarding the traffic volume, access and their previous dealings with Dollar General Stores. At their busiest time of day they

might have 10 vehicles at most and that's on the high side. The DOT doesn't think they really need to do a traffic analysis according to the documentation that supports the traffic flow and vehicle trips per day.

Karen Schacht asked where the documentation came from.

Austin Turner stated that, along with Lisciotti Development, they have built several Dollar General Facilities and the calculations are gathered from the historical development.

Karen Schacht stated that this documentation has been done in other places, but not on Route 28.

Austin Turner said yes that's correct, and if the DOT threshold requires that a traffic study be done, then they would do one. The Dollar General has very low traffic impact it doesn't meet the DOT's requirements for a traffic analysis.

Karen Schacht said the major concern is the proximity to a major intersection and a road that is very heavily traveled.

Austin Turner said the DOT had the same concerns they want to make sure there is not a negative impact on the road. The driveway that DOT has established requires 200' from the intersection. They have researched the deed restrictions for the driveway permit back to 1971, and found there are no restrictions on the driveway or land. The DOT has confirmed the driveway position on Route 28.

Kathy Preston asked where other stores are located.

Austin Turner said there are two nearby - one in Epsom and one in Gilford. He pointed out, on the plan, the driveway and the parking spaces. They expect 1 delivery per week on Monday mornings. He pointed out on the plan - the loading zone, which is away from the abutters.

Nancy Carr asked about the hour of delivery on Monday morning.

Austin Turner said typically about 7:00-8:00 A.M.

Nancy Carr said Route 28 is a main thoroughfare - it is very busy from 5:30 - 8:30 A.M.

Karen Schacht added - that time of day a lot of people commute to Concord and there's a steady stream of traffic. She stated that the traffic was a large concern.

Austin Turner said they have studied the traffic at different times of the day.

Chris Carazzo asked if the DOT suggested widening the road.

Austin Turner answered - no.

David Allen suggested the Planning Board asking DOT to widen it for a turn lane.

Austin Turner told the Board that they were filing with the DOT now.

Elaine Swinford also suggested putting in a turn lane.

David Allen asked what the hours of operations were.

Austin Turner said from 9-9. He added that Route 28 had a very wide shoulder for turns.

Nancy Carr stated - that area was a reduced speed limit area.

Andy Houle asked if they have contacted the Fire Department.

Austin Turner said no not yet.

Karen Schacht said he needed to contact the Fire Marshall.

Chris Carazzo asked what the time frame would be.

Austin Turner said in a few weeks they would put the formal site plan review together, and then start construction in the fall and opening in the spring of 2016.

There was a discussion about the parking spaces, employment and landscaping.

Karen Schacht stated that this is the gateway to our town and suggests that it would be appreciated if they were sensitive to the landscaping and the architecture.

David Allen recommended looking at the design of Blueberry Station on their way into town or look at the Alton McDonalds. Those are designed to look like historical New Hampshire

buildings instead of a strip mall building - square flat roof building with glass. That is the kind of architecture that would be helpful.

Austin Turner said it's not a typical dollar store it's more of a general store – it will have limited groceries, retail items and different components that people need.

Karen Schacht asked if they were aware of the Barnstead Country Store, which is closed right now and what a big part of the community it was.

Austin Turner said the Dollar General Store wants to be part of the community and they considered it and want to serve this function.

Elaine Swinford pointed out that the one in Epsom was actually 11 miles away.

Austin Turner said yes, they were aware of that.

Karen Schacht suggested they read out master plan – this would give them the spirit of our community.

Nancy Carr asked if they would be willing to come back for a design review before the site plan review.

Austin Turner asked what the design review would consist of.

Nancy Carr said they could present more concrete design to the Board.

David Allen said they could show the Board the building design.

John Scribner asked if the town has design standards.

David Allen replied – we do not, but the building and a little bit of landscaping design will help us understand the stormwater management.

Austin Turner said they would be working with the D.E.S. so far as the stormwater management. D.E.S. would govern what they do.

Kathy Preston asked what the building would look like.

Austin Turner said it would look like the one in Gilford.

Andy Houle said he would like to see it look like Blueberry Station or Duane's Family Farm – old fashion architectural housing.

Austin Turner said the Dollar General is sensitive to the looks, but won't stray too far from the architecture.

There was a brief discussion about the Dollar General in Epsom and the general structure of the building.

Karen Schacht suggested spending time with the character of the town because the people in town will not support it if it's a strip mall building.

Austin Turner said our team will have to spend time with blending in the character of the town.

Karen Schacht said there are different settings like rural verses urban and they should look at these settings.

Elaine Swinford said they should put rocking chairs on the front porch – that's the look of a country store.

Karen Schacht said this could be the hub of the town like the country store was.

Nancy Carr pointed there is no town water or town sewage.

Austin Turner asked what information the Board would like for the design review – architecture being the biggest item.

Nancy Carr said the architecture design; well, septic and lighting would be good.

David Allen suggested looking at the zoning ordinance - there is a list of items there.

Karen Schacht added it doesn't have to be final.

Nancy Carr said we can put you on the agenda for May 21st.for more information, but you don't need a final design.

Chris Carazzo suggested bringing in what they have from the DOT that would be helpful also.

**c) MICHAEL HAGUE
614 PROVINCE ROAD**

**MAP 2, LOT 26
NH GROUNDCAPES**

Michael Hague told the Board that his son had the NH Groundscapes business. They gave him a piece of their property, but not realizing that he had to go through a site plan.

Nancy Carr explained that the Blueberry Farm was agricultural and they have changed the use of that section of their property so we need to have a site plan. She explained what was needed for the application and added that the new business is very close to the river.

There was a brief discussion about the construction of a barn.

Karen Schacht said the D.E.S. has setbacks which must be met also. This is a special protective river and the setbacks could be 75 feet.

Nancy Carr stated they had several complaints about the new business.

Michael Hague said his son is getting married in June and possibly buying a piece of property in Chichester – then he would move his business there.

David Allen said that the Board is very supportive of businesses but their primary concern is the business being too close to the river.

Michael Hague said they have a shed which is on wheels so that shouldn't be an issue because it's not a permanent structure.

Chris Carazzo asked if he had a current survey and if he did – he could put everything on it to show the Board.

Michael Hague said he would speak with his son and fill out the site plan application.

**d) GLEN SHERMAN
65 FIRE LANE #13**

**MAP 24, LOT 12-1
LOT LINE ADJUSTMENT**

Glen Sherman told the Board that they built their home in 2006. Now he would like to build a detached garage next to the home and wondered if they could build on their in-laws property, which is right next to them, or do they have to do a lot line adjustment. He showed the Board the parcel of land in question.

Elaine Swinford said to build the garage because the land will be theirs eventually.

Nancy Carr suggested a lot line adjustment to eliminate the line.

Glenn Sherman asked if he could only survey the small portion, or does he have to have the entire 10 acre portion surveyed that his in-laws own.

David Allen stated that you can't make a non-conforming lot more non-conforming, but you can make it larger.

There was a brief discussion about not doing a lot line adjustment, just building the garage in the in-laws name.

Chris Carazzo said the best and cleanest way is to do a lot line adjustment.

The Board agreed with the lot line adjustment and he doesn't have to have the entire large parcel surveyed – only the smaller one that he will be merging with his.

David Allen asked the Board when Dollar General was coming back.

Nancy Carr said they are coming in on May 21st for a design review.

David Allen read RSA: 676:4 "Design review phase. The board or its designee may engage in nonbinding discussions with the applicant beyond conceptual and general discussions which

involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters,”

A discussion ensued about the notifications.

The Board agreed that the applicant needs to be notified of the change and the design review would be scheduled for June 4th when all abutters are noticed and public notices are posted.

C.I.P. DISCUSSION: Nancy Carr told the Board that the C.I.P. committee will be meeting the 2nd and the 4th Wednesday of the month.

They discussed a meeting place.

CORRESPONDENCE: Nancy Carr informed the Board there was 70% of the budget still left as of the end of April.

OLD BUSINESS: Nancy Carr said she has not contacted the alternate member regarding his absence from the meetings.

Kathy Preston asked about the last letter they sent out requesting a site plan.

Nancy Carr said she hasn't heard anything from them, but a third letter requesting they reply is in order. This way the selectmen can handle this if they don't respond.

NEW BUSINESS: David Allen told the Board that he attended the legal update at the O.E.P. conference. The item that will have an impact on the town is adjunct housing. The legislation is looking to pass this so that towns cannot prevent adjunct housing.

Kathy Preston asked what adjunct housing was.

David Allen explained if you want to add a room onto your house with a bathroom and kitchen you can't limit it to a family member.

A brief discussion ensued.

MINUTES 3/5/15, 4/2/15 & 4/16/15: 3/5/15, 4/2/15 and 4/16/15 minutes – Andy Houle made a motion to approve the minutes as written.

Kathy Preston seconded the motion.

The Board voted to approve the minutes of 3/5/15, 4/2/15 and 4/16/15 with the exception of Chris Carazzo.

Chris Carazzo wanted to have a condition written into the approval for the Murzin's at the 3/5/15 meeting. The approval should read – “If the Murzin's change their use and add sporting goods they need to come back before the Board.” He recalls asking Rebecca Murzin and she confirmed they would come before the Board if they expanded. So he would like the minutes to reflect this added condition.

Chris Carazzo made a motion to amend the 3/5/15 minutes to read “if the Murzin's increase their product line in any way they need to submit a change of use form.”

Kathy Preston seconded the motion.

The Board voted unanimously to amend the minutes for 3/5/15

Nancy Carr told the Board there will be a work session on Thursday, May 21st.

David Allen said the Board talked about having someone come in to speak about senior housing at the work session, but he has not been able to contact anyone for this. He will try to get someone to speak with the Board at the June's work session.

Nancy Carr said we will decide later about holding a work session.

ADJOURNMENT: Andy Houle made a motion to adjourn the meeting.
Chris Carazzo seconded the motion.
Nancy Carr adjourned the meeting at 8:30 P.M.

Respectfully Submitted
Paula Vardaro
Recording Secretary