

MILFORD PLANNING BOARD MINUTES ~ APPROVED
March 16, 2021 Board of Selectmen's Meeting Room, 6:30 PM

Members Present:

Tim Finan, Vice Chairman
Paul Amato, Member
Janet Langdell, Member
Pete Basiliere, Member
Susan Robinson, Member

Staff:

Jason Cleghorn, Town Planner
Darlene Bouffard, Recording Secretary

Members Excused:

Laura Dudziak, Selectmen's Rep
Doug Knott, Chairman

MEETING PREAMBLE DURING COVID-19 EMERGENCY

Good Evening, as Chairman of the Planning Board, I am declaring that an emergency exists and I am invoking the provisions of RSA 91-A:2, III (b). Federal, State, and Local officials have determined that gatherings of 10 or more people pose a substantial risk to our community in its continuing efforts to combat the spear of COVID-19. In concurring with their determination, I also find that this meeting is imperative to the continued operation of Town government and services, which are vital to public safety and confidence during this emergency. As such, this meeting will be conducted without a quorum of this body physically present in the same location.

At this time, I also welcome members of the public accessing this meeting remotely. Even though this meeting is being conducted in a unique manner under unusual circumstances, the usual rules of conduct and decorum apply.

Public comments will be limited to three minutes per person. Any person found to be disrupting this meeting will be asked to cease the disruption. If the disruptive behavior continues thereafter, that person will be removed from this meeting.

Please note that all votes that are taken during this meeting must and will be done by Roll Call Vote. Let's start the meeting by taking a Roll Call attendance. When each member states their name, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know Law.

Members and staff were polled individually: Vice Chairman Finan was in his office alone; J. Langdell at her home in the room alone; P. Amato was at his home in the room alone; S. Robinson was at her home in the room alone; P. Basiliere was at his home in the room alone; J. Cleghorn was alone in his home office; D. Bouffard was in her home office alone

1. Call to order:

In the absence of D. Knott, Vice Chairman Finan called the meeting to order at 6:30 p.m. indicating that tonight there are four applications to be heard and two items under Other Business.

2. Public Hearing(s):

- a. Case SP2021-04: Mengyuan Property Management and Frank Kling applicants/owners). Review for a major site plan application to construct a six (6) unit townhouse, multi-family residential project with related parking, drainage/stormwater management, landscaping, and lighting improvements. The parcels are located at 159 Elm St. in the Commercial C zoning district. Tax Map 19, Lot 5.**

P. Amato moved to accept this application for review. J. Langdell seconded. A poll was taken: P. Amato yes; J. Langdell yes; P. Basiliere yes; S. Robinson yes; T. Finan yes.

J. Langdell moved no potential regional impact associated with this application. S. Robinson seconded. A poll was taken: P. Amato yes; J. Langdell yes; P. Basiliere yes; S. Robinson yes; T. Finan yes.

J. Cleghorn read the abutters list. Sam Foisie, Meridian Land Services, was representing the applicants and speaking on behalf of Frank Kling this evening. S. Foisie explained this is for a 6-unit townhouse building on Elm Street with 1.2 acres. The property recently had a single family home on it, which has been demo'd. The applicants are allowed 6 units through a Zoning Variance. This has access on Elm Street with parking in the rear with town water and sewer. There is an old historic well, the owner would like to keep it intact, the plan includes the preservation of the well.

The emergency services access was a concern at the conceptual discussion. F. Kling had mentioned the emergency services would not want a rear access because of the stairs, the plan shows the access for emergency services in the front, with ambulance access and no stairs. The slope in the back was another concern. A 4-1 slope has been added to the plan, which is pedestrian safe, environmentally stable and a curb has been added. The stability of the slope was a concern, there was a 3-1 slope there and a 4-1 slope is very stable. The loop in back has a 2-1 slope now; that will be modified to a 4-1 slope. S. Foisie asked for questions or comments. J. Langdell asked do we have any screen share ability tonight? J. Cleghorn gave that ability to S. Foisie. S. Robinson asked if the ambulance parking is to the right or left when facing the front of building? S. Foisie answered it is in the front and is a parallel pull off.

In previous discussions between the Planning Board and Frank Kling, it was discussed to get emergency response to the front of the building. This gives EMS quick access to the units. S. Robinson asked who will keep that emergency access plowed? S. Foisie answered that could be one of the requirements in the condo association documents. J. Langdell confirmed that these will be condos? S. Foisie answered yes and the preliminary condo documents will be provided by Tom Quinn. J. Langdell asked if the condo documents have been submitted to the town at all yet? S. Foisie said they have not. We hope that they could be a condition of approval.

J. Langdell asked about any emergency access in the back of the building, since there could be an emergency there as well. S. Foisie agreed but because most people spend their time inside the units that was agreed to with F. Kling. P. Amato asked about the retaining walls out back. S. Foisie said that is a 4 foot high retaining wall out there and the owner will try to get some slope easements in the back. P. Amato asked if a berm will be on the side? S. Foisie said on the back edge of the parking area there will be a berm. P. Amato asked where will the snow be placed? S. Foisie said the snow plow will be able to push snow over the Cape Cod berm. P. Amato said that will cause the berm to get dinged up as time goes on. S. Foisie said the maintenance will be the responsibility of the owners. P. Amato asked about any outdoor areas for the owners? S. Foisie said the owners could grill outside on the second story deck, the decks are not shown on the original plans, but are on the revised plans that were submitted to the Town Planner today. P. Amato asked if the end units have rain and snow going right on to the sidewalks? S. Foisie responded there will be gutters on the end units. P. Amato has a concern that there is no way to get to the front door of the units. S. Foisie responded the parking requirement is met with two spaces in the garage and two spaces immediately outside the garage with access to the units through the rear.

P. Basiliere asked about the parking space striping and the decks, why are they not shown on the plan? S. Foisie explained he has changed the plans to have the parking spaces (striping) shown and the decks shown. J. Cleghorn does not have those plans yet. We are asking the applicant to put sidewalks on the front of this building, add striping, sidewalks, and elevations will be shown on the final plans. J. Langdell asked about sidewalks with a bump out for ambulance. S. Foisie said the concern is will there be enough space for a bump out, but they would be willing to have an easement for that. The sidewalk could go around the ambulance if the Board wishes. P. Amato asked if the sidewalk will be concrete? S. Foisie answered they do not know yet, but it will not be dirt. J. Langdell asked if this configuration meets the traffic safety standards? S. Foisie answered yes, because there will be a raised curb. J. Langdell is talking specifically about the ambulance access. S. Foisie said that is a parallel parking space. T. Finan asked if the ambulance service is okay with this bump out? J. Cleghorn said the ambulance service would rather go to the rear instead of using this configuration, if he could see the striping in the rear before that is decided, he could see if there's enough room and the applicant states that the pull off is safe and viable.

J. Cleghorn said this is a difference of opinion between the applicant and the ambulance service. P. Amato asked if the ambulance cares if it is a space in the front? J. Cleghorn responded they would prefer to have the back entry. J. Cleghorn was not able to get the ambulance to agree that what has been presented is sufficient. He feels it is the preference of the ambulance department to use the rear, but the applicant has presented this plan tonight with the front access and pull off. P. Basiliere said this Board does not know the future owners in these units. J. Cleghorn stated there is 42' in the back area. P. Basiliere was having a difficult time understanding the plan; the questions and concerns, there are a lot of things unknown. S. Foisie said the well will be kept, he misspoke earlier, Frank Kling just contacted him on that.

S. Foisie said the slope, sidewalk and ambulance access are the three things that need to be dealt with. If the Planning Board feels that the ambulance access should be in the rear, they can change that. P. Amato said leaving the pull off in the front will allow quick access in an emergency. S. Foisie said if that access will hold up the approval, they will remove it. J. Langdell asked how long is the bump out? S. Foisie said the space is 23 feet long. J. Langdell asked if the para-transit van can use that bump out? That might help the people that live there. J. Langdell asked if the vegetation currently there will be left in place? S. Foisie said it will be left, continuing to say it is pretty thick vegetation. J. Langdell said it could be written into the easement to leave it "green" so it would add to the neighborhood. The next owner of the property could want to put a playground out there.

Seeing no other comments or questions from the Board, T. Finan opened the meeting to the public for questions and comments. Suzanne Fournier, resident, said this project is on a lot of just over one acre that has submitted a storm water permit application which is the correct things to do, she asked if it has been approved? S. Foisie has not heard back from the Town on that but it was submitted to meet all the requirements. S. Fournier asked why P. Amato has not recused himself from this hearing since he has a storm water permit for his own property. T. Finan indicated that comments and questions should be regarding only this current permit, not others. S. Fournier likes this plan as long as all the Planning Board comments are addressed. There were no further public comments, therefore T. Finan closed the public portion of the meeting.

J. Langdell said the date of the approved variance should be a note on the Plan. P. Basiliere asked about the emergency access, is the ambulance 22'? S. Foisie believes that is correct. P. Basiliere said the pull off is 23' long? S. Foisie responded yes and it will be wider than a parking space. S. Foisie will look at that and noted he might need to make the space longer to accommodate a stretcher. J. Langdell suggested this needs to be ADA compliant. S. Foisie agreed and stated this is ADA compliant but he will look at the length of the emergency access space. P. Basiliere asked if there is parallel parking allowed on Elm Street down there? J. Langdell does not believe it is allowed at that end of Elm Street. P. Basiliere asked if the slope in the back could be explained again, which was done. J. Langdell asked about the storm water runoff and if it is going to the detention area? S. Foisie said that is correct, the storm water is directed there and the curb allows the water to get there.

P. Amato said the Board is not seeing the plan that will be approved, asking if J. Cleghorn can take our comments and make sure they are part of the plan? J. Cleghorn is waiting to hear about the sidewalks; this has gotten a lot of discussion and we can look for the changes prior to recordation. P. Amato said unless they come back with a plan that is substantially different, we can let staff get this finished including a sidewalk out front to allow the ambulance to fit on the access, the striped parking, drainage without the silt. P. Amato asked if the Planning Board thinks the changes require them to come back or let staff handle it? There are more changes than he is usually comfortable having staff handle. P. Basiliere would rather they come back and have the plan that represents what is being approved or denied in front of the Board. P. Amato said the 4/1 slope will change the placement of the detention basin and the Planning Board should see the actual plan that will get approved or denied. J. Langdell and S. Robinson agreed. S. Robinson asked if lighting has been addressed at all? J. Cleghorn said staff has made some comments about lighting and signage and would be comfortable handling the lighting and signage. S. Foisie said there is no signage proposed except a stop sign.

J. Langdell said this is a little more than what we would usually do for a conditional approve. P. Amato added that the Planning Board does not even have the plan in front of us that we would approve, we are only seeing the original submission.

P. Amato moved to continue this application to April 20 for the review of items discussed. P. Basiliere seconded. A poll was taken: P. Amato yes; P. Basiliere yes; S. Robinson yes; J. Langdell yes; T. Finan yes. Motion passed.

b. Case SD2021-06 Chappell Properties, LLC (applicants/owners). Review for a lot line adjustment and a minor subdivision to subdivide Map 48 Lot 8 into two lots. The parcels are located at 454 NH Route 13 South in the Integrated Commercial-Industrial "ICI" zoning district. Tax Map 48 Lot 7&8

J. Langdell moved to accept the application for review. P. Amato seconded. A poll was taken: S. Robinson yes; P. Amato yes; J. Langdell yes; P. Basiliere yes; T. Finan yes.

J. Langdell moved no potential regional impact associated with this application. S. Robinson seconded. A poll was taken: S. Robinson yes; P. Amato yes; J. Langdell yes; P. Basiliere yes; T. Finan yes.

J. Cleghorn read the abutters list. J. Cleghorn explained the applicant thought a revised plan had been submitted to the town in the drop box. That was not the case, this morning the town received a revised drawing and an easement was added over one of the lots. After discussion, staff feels comfortable hearing the application but does not want to set precedent of a late receipt of the plan. The Board cannot act on this tonight, but can review the plan. J. Langdell asked if J. Cleghorn reviewed the easement. J. Cleghorn reviewed the plan and just found out about the easement this morning, so no.

Carl Foley, Fieldstone, representing the applicant, apologized for the lateness of the plan. C. Foley explained that Parcel A will become part of lot 48-7. Easement documents will be provided to the town and a chart will be used with the plan for explanation. C. Foley thought the plans were dropped off on March 16; the easement dropped off this morning goes with the self-storage lot, which makes it a conforming lot.

P. Amato would like to confirm the access for the new warehouse on the back side of the new lot. J. Langdell asked how the self-storage lot is accessed. C. Foley answered the self-storage lot is accessed by Old Brookline Road. J. Langdell asked if the page containing the XXX's and 000's for open space can be updated. C. Foley found the sheets and he will get that updated. P. Amato agreed the open space calculations need to be looked at. J. Cleghorn will need to talk to L. Daley about what to do about that. C. Foley can talk about the open space with J. Cleghorn and L. Daley off line.

Hearing no other questions or comments from the Board, T. Finan opened the meeting to the public. There were no public comments. T. Finan closed the public portion of the meeting.

J. Langdell moved to continue application SD2021-06 to the April 20 meeting. P. Amato seconded. A poll was taken: P. Amato yes; P. Basiliere yes; J. Langdell yes; S. Robinson yes; T. Finan yes.

c. Case SP2021-08: Andrew and Krista Gardent and A.C. Engineering & Consulting (applicants/owners). Review for a major site plan related to the excavation of approximately 70,000 cubic yards of material for construction of a new driveway, home, agricultural barn with associated stormwater control and re-contouring activities for agricultural fields. The parcel is located at 637 North River Road in the Residence R zoning district. Tax Map 3, Lot 12.

J. Langdell moved to accept the application for review. P. Basiliere seconded. A poll was taken: J. Langdell yes; S. Robinson yes; P. Amato yes; P. Basiliere yes; T. Finan yes.

J. Langdell moved no potential regional impact associated with this application. S. Robinson seconded. A poll was taken: P. Amato yes; S. Robinson yes; J. Langdell yes; P. Amato yes; T. Finan yes.

J. Cleghorn read the abutters. Andrew and Krista Gardent are looking to build a house and a barn on 30 acres off North River Road. A. Gardent explained they are looking to remove 70,000 yards of material before putting in a driveway. We have a silt fence 30' from the wetlands and 1500' of driveway is already in. A storm water management permit has been approved and the applicants are waiting on the AoT permit approval from the State. Currently the applicants are moving the materials via truck on North River Road to get to the State road Route 101. Krista Gardent said an area smaller than 4 acres will be excavated. Andrew Gardent said the materials being removed are for private use, it will not be sold. T. Finan asked for other questions from the Board.

J. Langdell asked where will the materials be driven out to -- North River Road and then to Route 101? A. Gardent stated yes. T. Finan asked how long they expect the excavation to continue and what type of phasing is there? Andrew Gardent responded it should be one year of excavation or maybe two depending on when we get the AoT permit and depending on where the material ends up going. T. Finan asked who is doing the excavation and during what are the hours? A. Gardent said he is doing the excavation Monday-Friday 8:00 am to 4:00 pm, using dust control as necessary. Krista Gardent there will be no excavation on weekends. T. Finan asked if the 8-4 includes the truck warm-ups? A. Gardent indicated yes, we are also planting Christmas Trees and have a greenhouse. J. Langdell asked if J. Cleghorn wants to review the staff comments? J. Cleghorn responded that he has talked to the applicants about these items, staff took a tour of the property about one month ago and walked the property. One concern of staff is the impact to any abutters with the hauling of product. It was suggested to the applicants to re-locate the driveway to an existing cut through of the agricultural area in order to not impact the neighbor just to the west.

Andrew Gardent said the neighbor has a home business; the applicants feel they have done a good job of protecting wetlands and the neighbor. The neighbor has asked that they provide buffer to the adjoining lots and it has been noted that the screener will be located away from the abutters' lots. The other abutters are quite a distance away. J. Cleghorn said the AoT is his biggest comment, the wildlife study seems to be the only item outstanding. J. Langdell asked where the gravel will be taken from and is there a reclamation plan? J. Cleghorn said the majority of the materials will be used on site for the driveway. J. Langdell asked where the barn and single family home will be put, there is no gravel indicated on the plan. Andrew Gardent understands that needs to be noted. S. Robinson said the location of the separator/screener is significant for the abutters. A. Gardent stated the separator will be located close to their single family home. P. Amato said a gravel permit is required and you have to do something else through the ZBA in order to screen the materials on site. P. Amato asked if that has been done thus far? J. Cleghorn is not aware of that going to the ZBA. J. Langdell asked which case it was that had to go for the application? P. Amato said it was done for Steve Trombly's site, it is just one more step that must be done. J. Langdell remembers that application.

S. Robinson asked if the recommendation for moving the driveway was just for the excavation or was the driveway to stay in that other location? J. Cleghorn said that was just for the excavation and truck traffic. J. Langdell asked how many trucks will be coming in and out every day? A. Gardent said about 50 trucks per day. S. Robinson said if you do 50 trucks per day, how long will that take? P. Amato said that is about 3500 truckloads in a year. P. Amato would be concerned about the dust in the summer. A. Gardent said we can water the driveway as needed. P. Basiliere asked why the driveway was put where it is? A. Gardent said the State determined that, the existing driveway exists and the other driveway did not allow safe entrance and exit (on a State road). J. Cleghorn said we are not certain that DOT would allow that second access to be used for truck traffic. It was just something he wanted them to look at for consideration. J. Langdell said it could be a condition but it would come down to what DOT allows. P. Basiliere asked how far away is the house from the driveway? A. Gardent responded the abutting house will be about 75' from the end of the driveway. The trucks will be hauling for only for a year or two. J. Langdell said if the gravel excavation will be mostly for the driveway, what is the reclamation plan for the non-driveway portion? A. Gardent said it will be brought back to its original state and eventually have trees planted. It will be re-seeded and trees planted in the future. P. Amato said in the gravel ordinance, it says money must be set aside for reclaiming the land. P. Amato said in the regulations it states how there must be a reclamation plan, where is that? A. Gardent said this is just excavation for a

driveway. P. Amato said the applicant must go through the regulations for processing of the material, as other excavation operations have done.

Seeing no further questions or comments from the Planning Board, T. Finan opened the meeting to the public. Jeff Marshall, 51 Cortland Road, said that the residential development was built in 1987 and in the staff report it referred to it as a low impact area. The 50 lots in the development are on two acres and some are less than that. Mr. Marshall is concerned with a 70,000 cubic yard excavation, he feels that fits into a Commercial operation. There was a previous logging operation that caused noise and dust to go through the entire neighborhood. This could impact 50+ abutters and is a Commercial operation. The Town needs to consider the other impact outside of the abutters. As far as regional impact, this parcel is also close to Lyndeborough and Mont Vernon. What is the impact to the roadways and intersections? Has the Planning Board talked to NRPC to get their input? The abutters were sent their legal notice but the Town should not rush into a decision. He would have appreciated a call or a visit from the applicants to talk about what work is being done on this site. The abutting lot with the hair salon was built in 1865, that house will not withstand the trucks in and out for the term of the project.

Dave Palance, Heritage Commission, looked at these plans, noting there are some ancient foundations right next to the State property that pre-date Milford. The Heritage Commission would like to get those on the map to protect them, these are important to Milford. Kyle Duggar, Cortland Road, is concerned with noise and the work that has already begun. The additional vegetation as a buffer would be helpful for them in their location. The wind direction also could affect the neighborhood with dust and noise. Brian Thompson, 63 Cortland Road, said he can see some of the work that has been done, noise and traffic are a concern. He has seen a lot of four wheelers out on this property and he hopes that is not what is planned for this lot.

Joe Riley, 55 Cortland Road, can see out his front door where it used to be woods and now it is dirt, but with the amount of gravel to be excavated and separated, he is feeling like it is not a residential area. Karen Briton, 68 Cortland Road, is concerned with noise, she can hear the work being done now, another concern is the type of agriculture that will be on the property? Andrew Gardent explained they will have Christmas Trees, plants and animals, this land was agricultural and at one time there was live stock. Krista Gardent added that she wants to have flowers and vegetables. She noted that the four-wheelers were out on the property for a birthday party. K. Gardent said if this were a gravel operation we would need to get another permit. A. Gardent said this land was for sale for a very long time, and once it is done, all the abutters will enjoy it. The Brox gravel operation is about a half mile away from where this property is.

Mark Briton, 68 Cortland Road, asked for this to be postponed for about 90 days so that everybody can think about it. The people doing this work need to have some questions answered and a decision should not be made tonight. A. Gardent said he can remove the screener from the operation until other permitting gets done if that is a concern. Kyle Duggar asked if this is a year round operation or just during summer? A. Gardent said it is a large machine that will dig through frozen ground, so year round. Teresa Magus, abutter, asked what is the process of getting the product into and out of the trucks, how will it affect the drainage and the people's wells, is that part of what gets done? A. Gardent said a lot of that would come from blasting, which we are not doing, we will dig the product and load the trucks, we are not digging into the water table and we are not burying any stumps.

Jeff Marshall hopes that the Planning Board considers this to be a Commercial operation, we would like to look at those items. There are things that have not been considered and he would like flexibility to be able to do that. Opening another farm stand is great but we need to make sure there is remediation in place and make sure it is at the level it needs to be.

Suzanne Fournier, Woodward Drive, said this project was already started without permits from the Town or the State. It is a problem at the State level. Tonight you are being asked how the applicant is working on this without any permits in place. S. Fournier asked about P. Amato not being recused on this discussion because he lacks the AoT from the State when he constructed his owner driveway and also the stormwater permit from the Town; noting his recusal is important on this application. All Planning Board

members must abide by the same rules or there could be doubt. Will P. Amato be held to the same requirements as the other residents in the town? This driveway is 1800' that is a concern for the emergency services. S. Fournier also noted that the Spotted Turtle was on this property. We know that the permit is not released and they are already working out there, the Fish & Game is looking at it, the AoT is changed once work has started on the application.

Mike Thornton, 561 North River Road, is not concerned with this application but has asked Andrew Gardent to invite the neighbors over to share what is being done on the site. Linda Levesque, 2 Cortland Road, has been invited over by the applicants and agrees they could have other abutters over to get them on their side. Elita Johnson, 621 North River Road, has a historic home and her driveway abuts this property and she agrees that the town needs to take some time before just making a decision. This has affected her driveway that she is working on. T. Finan saw no further comments from the public and closed the public portion of the hearing.

J. Langdell asked how long will it take to get the AoT permit and how long will it take for DOT to look at the driveway? A. Gardent feels DOT will take about two weeks; the AoT will take about 6 weeks. J. Langdell thinks the Board could get some answers and some approvals may come through. J. Cleghorn said we have an extremely full agenda in April, he is concerned that the April 20 agenda may be too full and he needs to be careful how full it is. Some of the suggestions have been well taken including with the abutters. J. Cleghorn would recommend continuing this application to April 20 knowing that it most likely there will not be enough time, he is concerned that it might be continued again at that time. S. Robinson asked if the process will take longer than 30 days? J. Cleghorn would be very surprised if the AoT is approved by April 20, 2021. P. Basiliere is concerns about the proximity to the neighbor's home for the trucks. Since the AoT from the State will take possibly more than a month, we might do a site walk while those items are being processed. A. Gardent said there are two abutters that would be in need of a barrier such as a vegetative buffer. S. Robinson said the other abutters are concerned about noise. P. Basiliere asked what type of work is being done out there without permits? A. Gardent said an excavator has to go out to help with the wetland crossing. J. Cleghorn thinks the site walk is a great idea. P. Amato said a site walk could be set up for April, then at the next meeting, we could talk more about this application. J. Langdell said it is either 30 days with a site walk, or 60 days with a site walk. A. Gardent stated he cannot do work during that time. A. Gardent indicated a site walk can be held with Planning Board members but did not want to include members of the public.

J. Langdell moved to continue this application to April 20 and schedule a site walk between now and then including Conservation Commission. P. Basiliere seconded. A poll was taken: P. Amato yes; P. Basiliere yes; J. Langdell yes; S. Robinson yes; T. Finan yes. J. Cleghorn will coordinate the site walk with the Gardents.

A five minute recess was taken.

- d. Case SP2021-07: Bridge 33 Capital and B33 Lordens Plaza, LLC (applicants/owners). Review for major site plan and subdivision approval for a 2,250 sf coffee shop with related parking, drainage/stormwater management, landscaping, and lighting improvements on a 30,912 sf parcel within the Lordens Plaza. The parcel is located at 586 Nashua Street in the Commercial C zoning district. Tax Map 44, Lot 6.**

P. Amato moved to accept this application for review. J. Langdell seconded. A poll was taken: P. Amato yes; P. Basiliere yes; J. Langdell yes; S. Robinson yes; T. Finan yes.

P. Amato moved no potential regional impact. J. Langdell seconded. P. Amato yes; P. Basiliere yes; J. Langdell yes; S. Robinson yes; T. Finan yes.

J. Cleghorn explained the waivers for this application were not notices in the advertisement, therefore they cannot be acted on as part of tonight's review. The Site Plan could be acted on this evening and the Subdivision was already acted on. J. Cleghorn read the abutters list.

Matt Bombaci, The Dubay Group, representing the applicants was here to present the plan with Derek Roach and Nick Morris if needed. On February 2, 2021, these applications were before the Planning Board as conceptual discussions, the 30,000 sf parcel presented for subdivision is to subdivide a piece of Lordens Plaza Lot 44/6 for this coffee shop site plan. The site plan includes a 10 car queue for the drive through. The parking requirements exceed today's requirements. The parking calculations were broken down based on input from the Planning Board at the conceptual discussion in February. M. Bombaci indicated the landscaping has plantings on all four sides of the building. There is an outdoor patio with seating on one side of the building. There is a net decrease for run off.

Derek Roach, Traffic Engineering Consultant, explained the standard transportation assessment was reviewed for Lordon Plaza, there is a low traffic rate for the volume and the location, a trip generator analysis was also done. M. Bombaci feels comfortable with the traffic analysis. Cars can free flow through the lot and then go into the queue. When taking a left turn into the lot, from Route 101A, it is a very quick light. M. Bombaci said there have been other Starbucks stores that have ten car queues that got backed up during Covid. J. Langdell asked if there will be landscaping on the sides of the parking queue? M. Bombaci said there will be landscaping there. P. Basiliere asked if there was concerned about the left turn into the plaza possibly causing a traffic backup. M. Bombaci said there should not be any kind of blockage of the intersection and cars can also pass by the coffee shop entrance and enter via another access. P. Basiliere asked how much seating is proposed inside the restaurant? M. Bombaci responded 50 seats will be available inside. J. Cleghorn noted that the sign concept will be available for the next meeting when we talk about the waivers.

Seeing no further questions or comments from the Planning Board, T. Finan opened the meeting to the public. Seeing no public comments, T. Finan closed the public portion of the meeting.

P. Amato stated the Planning Board needs to table this to the next meeting to discuss the waivers at that time. P. Amato moved to continue this application to April 6, 2021. J. Langdell seconded. A poll was taken: P. Amato yes; P. Basiliere yes; J. Langdell yes; S. Robinson yes; T. Finan yes.

J. Cleghorn said he can get the notice into the Cabinet by March 19 for a March 25 publication to be heard at the April 6, 2021 Planning Board Work Session.

3. Other Business:

a. **San-Ken – Tax Map 53, Lot 31, 369 Ponemah Hill Road – Consideration of issuance of a building permit for a single family residence for a lot of record that does not meet the minimum frontage on a Class V roadway pursuant to RSA 674:41.**

P. Amato moved to recommend that the BOS approve that a Building Permit can be issued for this property with a lack of frontage. J. Langdell seconded. A poll was taken: P. Amato yes; P. Basiliere yes; J. Langdell yes; S. Robinson yes; T. Finan yes.

b. **MVC Eye Care / Kevin Chavette – Tax Map 44, Lot 11-1, 577 Nashua Street – Consideration of issuance of a building permit for a commercial development for a lot of record that does not meet the minimum frontage on a Class V roadway pursuant to 674:41**

P. Amato moved to recommend that the BOS approve that a Building Permit can be issued for this property with a lack of frontage. J. Langdell seconded. A poll was taken: P. Amato yes; P. Basiliere yes; J. Langdell yes; S. Robinson yes; T. Finan yes.

4. Meeting Minutes: There were no minutes presented this evening.

5. Adjournment. The meeting was adjourned at 10:30 p.m. on a motion made by J. Langdell and seconded by P. Amato. A poll was taken: P. Amato, yes; P. Basiliere, yes; J. Langdell, yes; S. Robinson, yes; T. Finan yes. The next Planning Board Work Session is April 6, 2021

446
447 _____ Date: _____
448 Signature of the Chairperson/Vice-Chairperson:
449

450
451 MINUTES OF THE 3/16/21 MEETING WERE APPROVED 4/6/21

APPROVED