

PUBLIC HEARING: Minor Site Plan
Owner/developer: Henry DeBoer
Location: 337 Calef Highway, as shown on Tax Map 0023 – Lot 099

Chairman Foley read notice of a Minor Site Plan by Henry DeBoer. There were no abutters present.

Henry Deboer and Shirley came before the Board with the proposal for a food truck called “The Food Shack” on his property. Deboer explained hours they are looking to operate from 11:00am to 9:00pm, 7 days a week. Shirley explained this is a seasonal six month a year business from May to October.

Spidle asked about parking. Deboer explained on the plan where the parking would take place. Showed picnic tables if people choose to sit and eat. Spidle questioned water usage. DeBoer explained the water and sewer requirement is that water comes from a public water supply. He noted there is a 50 gallon tank on the truck that will be filled from his residence and assured there will be no waste spilled onto the property.

Brian asked if there were any problems that NAPPA would have. Deboer stated if there’s any problems Abutter Ed Warren, owner of Napa, stated at the Planning Board meeting he has no issues at all, and if there were any problems he could go to Henry.

Clark asked about bathroom facilities. Shirley stated by law they only need to supply facilities if it’s an eat-in restaurant but will have a facility outside.

Clark asked about lighting. Shirley explained there will be a small string of lights on the awning and that there are lights already on the property in the back of the building.

Clark moved, Reed seconded the motion to approve the plan with hours of operation from 11:00am to 9:00pm, seven days a week, May 1 to November 1; existing dumpster on site will be utilized. The motion carried unanimously.

Site Plan Conditions:

Signage shall be approved by the Town Planner.

If there are any issues with parking, the applicant will come back before the Board.

Lighting shall be adequate for parking and picnic tables.

Restrooms or port-o-let bathrooms will be made available.

Trashcans shall be available.

PUBLIC HEARING: Site Plan
Owner/developer: DF Richard and Townsend Energy
Location: Shirking Road, as shown on Tax Map 035 – Lot 026-001

Chairman Foley read notice of a Site Plan by DF Richard and Townsend Energy. There were no abutters present.

Reed moved, Clark seconded the motion to accept the plans. The motion carried unanimously.

Joe Coronati, Ryan Jackson DF Richard and Don Chagnon with Townsend Energy came before the Board with the proposal for DF Richard and Townsend Energy to team up on Shirking Road, land currently owned by the Pattersons. Coronati explained the proposal is for these two companies to build a gas

distribution facility on the property. Coronati explained the facility has four tanks on the rear of the property out behind Proulx Oil. Coronati explained there's a fenced in area where the tanks will be and sliding gate for access and as the trucks come in to fill up they'll use that pin pad; there will be no sewer or water and no buildings proposed, other than a small shed for electrical systems.

Coronati stated there will be some empty tank on site. Chagnon explained new tanks, 120 gallon or 500 underground that are waiting installation nothing with gas. Coronati explained there will be some trucks stored overnight, the site will be gravel, everything stored inside the fence and the apron will be paved.

Coronati stated they have submitted a storm water plan, a small detention pond, one along the access drive and one at the end of the property.

Coronati showed the lighting schematic: All lights around the perimeter of the fence line are five led lights, and one at the intersection to light up Shirking Road. Coronati stated there was a question about the right of way on the plan has been changed to read an easement between the two businesses and never gets built as a Town road.

Chairman Foley advised that all traffic flow access onto Beede Road.

Clark asked about hours. Jackson explained its accessed 24 hours a day. Normal operating hours for drivers in general are from 7:00am till about 5:00pm, but could also be there at midnight. Clark asked if in the future how many tanks will be on site. Jackson stated they will not be back in the near future for any more tanks. Clark asked how many tanks on the site on an ongoing basis. Jackson explained the larger tanks approximately 25, and if smaller approximately 99.

Chairman Foley asked about parking spaces. Jackson stated maximum six parking spaces.

Site will have no signage.

The operation will be open 24/7; accessed to Beede Road unless servicing customers; Mylar has to be signed; easement doesn't jeopardize the site in the future; safety around tanks to be determined by the fire department and depicted on the plan; pave entrance on the road; hours 7am to 5pm - ability to be 24 hours in no heat situation; up to three vehicles stored onsite overnight; respond to letter from Tighe and Bond; show snow storage and if the fence is going to be moved. When putting in curb cut will need a driveway permit from the Town. No water coming into the town road from property; need to add a storage area on plan. Also after meeting with the fire department the gate will remain open with their code and if there's no power the gate will open manually.

Clark moved, Reed seconded the motion to accept the plan with all specifications discussed. The motion carried unanimously.

Site Plan Conditions:

Any and all state permits.

Respond to letter from Tighe and Bond dated April 1, 2016.

Add tank storage area to site plan.

Add snow storage to the site plan.

Show methanol tanks on site plan.

Add note to plan: When access road is constructed between lots 26 and 26-1 the propane facility will tie into the new road network and remove their curb cut from Shirking Road.

Subdivision Mylar shall be recorded.

Fire Department and Applicant will concur on proper tank safety (concrete wall, bollards, redi-rock, etc.)

PUBLIC HEARING: Site Plan, Subdivision and Lot Line Adjustment
Owner/developer: Tuck Realty Corporation
Location: 276 Calef Highway, as shown on Tax Map 030 – Lot 042

Chairman Foley read notice of a Site Plan, Subdivision and Lot Line Adjustment by Tuck Realty Corporation. Abutters present: Diane Brangiel and Telly's Realty, LLC.

Joe Coronati and Mike Garrepy came before the Board with the proposal. Coronati explained this is a multi-faceted 40 acre site, south of Telly's with 1,300 feet of frontage on Route 125, and 4,000 feet of frontage on the river with a power line running through the middle of the property.

Coronati explained there are wetlands on the back half of property are currently being delineated, and the overview of the site that is before the board tonight is the buildings in the front along 125. He stated he will show the potential build out of what could be done on the property, which will be a separate phase and will come back before the Board for that.

Coronati explained there is a Lot Line Adjustment to be done with the Telly's property on the area of gravel overflow consisting 17,000 square feet that will be deeded to Telly's to be used for parking. Coronati explained they are looking to subdivide the parcel into 4 lots; lot one will have two businesses, one parcel, three acres in size. Lot three that will have Blue Birds Storage facility, 6 ½ acres and two lots out back that will come before the board in the future. He explained the access and frontage are from the private roadway going in to provide access for the back lots. Coronati explained the location on the road DOT that has said it has to line up with the entrance on the Exeter Hospital site.

There are 3 commercial uses, one is a car wash just south of Telly's, a 17,000 square foot retail building although nothing specified, and 3rd use is an indoor storage facility footprint is 25,000 square feet, three (3) stories high.

Coronati explained the roadway going in will be constructed to access the back two lots. He stated there's one wetland that has to be crossed, and the other commercial building is to the north of Telly's and those roads will be dead ended until such time the buildings out back are purchased.

Coronati explained, regarding the site plan, the property has a 50 foot access easement with Telly's provides access to the rear of Telly's for more parking. Coronati explained there is a proposed 2500 square foot, three-bay carwash, two vacuum islands in the rear of the site and all one way traffic, circulation around the building. He stated there will be eight (8) parking spaces on site.

Clark stated she is concerned with lines from back up traffic waiting to get into the car wash and where they will park. Jim Morey noted the time to wait in line is only four to five minutes for a car wash.

Spidle asked about employees. Coronati stated there will be one attendant on site.

Coronati explained next is a 17,120 square foot commercial building drive thru on the south side of the building that will come back for when a tenant comes forward. He stated the next user is the indoor storage facility 25,000 square foot drive around access road, four parking spaces in the front of the building.

Bill Goodison from Blue Bird storage stated there will be two elevators inside the building along with stairwells. Typical unit will be approximately 115 square feet, climate control.

Clark asked hours of operation. Goodison stated open seven days a week, hours 7:00am to 9:00pm, Saturday close at 6:00pm, Sundays close at 4:00pm.

Coronati explained there's no town water on site, met with Water & Sewer and will bring in a 12 inch water main that will go into the site across from Exeter hospital. He explained the sewer also ends at Telly's and can only bring about 230 feet south so will bring the sewer down to the car wash and the land that Telly's is purchasing. He explained the retail building has to pump because they can't get gravity flow. The self-storage will have a bathroom for the one employee will do with a septic system that will not be connected to Town sewer.

Coronati stated this plan has to go to AOT for stormwater. He explained the water flows from Telly's where there are catch basins. The car wash has catch basins with no detention ponds and the retail building has no detention ponds. All the stormwater is brought to the south parallel to 125 and in front of the storage building has an upland. Blue bird storage has their own set of detention ponds.

Coronati explained there are two wetland impacts, one is 900 square foot at the entrance and the other wetland impact is access to lot four which is 1900 square foot.

Coronati noted that the traffic report has been done and sent to DOT and Tighe & Bond.

Coronati showed the snow storage area on the plan.

Internal pedestrian access will be discussed at the next meeting.

Reinhold brought up sidewalks. The Board briefly discussed sidewalks along 125 and interior pedestrian access. The Board agreed this will be discussed at the next meeting.

Coronati stated they provided landscaping on the islands. This will be discussed at the next meeting.

Architecturals were shown for the car wash.

Abutter Dianne Brangiel stated her concern is her well is near the snow storage area and concerned with salt during plowing in the winter if it will affect her well.

Reinhold moved, Clark seconded the motion to continue the hearing to May 12. The motion carried unanimously.

REORGANIZATION

Reed moved, Reinhold seconded the motion approved Joe Foley for Chairman. The motion carried unanimously.

Chairman Foley moved, Reinhold seconded the motion to approve Clark for Vice Chairman. The motion carried unanimously.

MINUTES OF 3/10/16 FOR APPROVAL – Reed moved, Clark seconded the motion to approve the minutes. The motion carried unanimously.

BILL FOR PAYMENT – re: BCM Planning, LLC Impact Fee Study \$1,960 – Reed moved, Clark seconded the motion to approve payment of the bill for Public Safety Impact Fee Update Phase 2, in the amount of \$1,960. The motion carried unanimously.

ADJOURNMENT: Clark moved, Reinhold seconded the motion to adjourn at 8:30pm. The motion carried unanimously.

Respectively Submitted,

Phyllis McDonough
Planning Board Secretary

NOTE: THE NEXT MEETING DATE IS MAY 12, 2016 at 6:00 p.m.