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Milton Planning Board
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**Meeting Minutes
June 7, 2011**

Meeting called to order at 6:34 pm.

Members in attendance: Peter Hayward, Joseph Michaud, Chairman Brian Boyers, Bob Bourdeau, Robbie Parsons, Vice Chairman, Tim Molinero, BOS Rep, Stan Nadeau, and Bob Graham, Alternate. Also in attendance was Wendy Keane, Land Use Clerk.

Public in Attendance: Charlie Karcher, Carl Woods, Doris and Gary Michael and Carol Picard.

Meeting was called to order by Chairman Boyers at 6:31 pm.

1. Public Comment: Chairman Boyers inquired if there were any public comments. There being no reply he closed the public comment session.
2. Public Hearing Re: Site Plan Review. PLC Construction applicant. Application for a 40'x80' building to be constructed at property located on Industrial Drive, Map 18 Lot 10.8 in the Industrial Zone.

Carl Woods from PLC Construction stated that the only change requested from the original plans is to make the building 40 X 80 instead of 40 x 60, yet it would stay within the space which was previously approved for future buildings.

Peter Hayward inquired if the 20' addition appears on the drawing to be on the other side of the proposed additional space. Mr. Woods stated that they have no problem being within the previously approved space and that the drawing is wrong.

Jerry Coogan stated that everyone should have a copy of his memo and that this is an unusual situation in that it is an expired plan coming back to life, which is ok, but there is a new use and owner. The proposed building as he understands will be built where one was originally planned and approved, and extend 20' into the previously approved future building site. He further stated that the site will be housing construction equipment and that the plan should be reviewed one final time for state permits. Mr. Coogan continued to state that he does not think it needs an alteration of terrain permit but in the years since the plan was originally done and now, there could be new drainage issues. Jerry Coogan pointed out that the regulations state that we should have security for the building in a letter of credit. He would also recommend that discussion of this application could be opened for the public hearing portion.

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Mr. Woods stated that they have spoken with Mr. Fogg who assured them that the septic marks are still in place and that the approved septic design is within the limits of the approval period by the state to still be built.

Mr. Woods stated that Jerry Coogan's comments have been very helpful. Jerry Coogan asked if additional fill has been put on the site. Mr. Woods stated that he does not know when the fill was put on site. Mr. Fogg stated that he will re-shoot all the grades. Bob Bourdeau stated that he thinks they gradually flattened the lot and it was not raised enough to make an impact on the finished grade. Jerry Coogan asked if they were going to pave the area. Mr. Woods stated that the front parking area may be paved but to leave the rest as dirt or gravel.

Robbie Parsons asked the size of the trucks which would be stored on the site. Mr. Woods stated that there is one tractor trailer style truck and the rest are utility trucks and bucket trucks.

Bob Bourdeau stated that at the time of previous approval, there was a general condition of approval that all state septic plans are in place. Bob Bourdeau feels that at the least, the PB would have to consider that all state approvals be in place as a condition.

Jerry Coogan stated that if he (Mr. Woods) would like to keep the road unpaved it would have to be a waiver of the PB. Bob Bourdeau stated he does not recall that being a condition to pave any portion of a site.

Bob Bourdeau stated that he feels there is enough information to go on to discuss the plan in open meeting.

MOTION: Bob Bourdeau moved to open the public hearing. Seconded by Peter Hayward. Motion carried unanimously.

Chairman Boyers inquired if there were any questions from members of the public. There being none, he closed the public hearing.

Bob Bourdeau stated that the PB had approved the plan previously for another company and there is a new business that would like to move in to town and we should welcome them. He feels the lot would be a good use for the type of company and that the conditions as they were at the original approval in 2007 should stay.

Chairman Boyers stated that he would like to see a licensed surveyor come in to do a foundation certification. Jerry Coogan inquired if it is a zoning requirement. Chairman Boyers stated that it is. Stan Nadeau inquired if the storage area should be cleaned up as in what items will be recycled and where on the lot. Bob Bourdeau stated that one of the conditions is a use agreement which is simply a paper that describes hours of operation and basically what they are planning to do on the site. Bob Bourdeau stated that the previous conditions which were placed on the site plan in 2007 would not be difficult for compliance. Mr. Woods asked if lighting is a requirement. Robbie Parsons stated that there are OSHA requirements for business lighting.

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Stan Nadeau asked if a surety bond needs to be put in place. Jerry Coogan stated that a letter of credit or bond is required and is then released upon completion. Chairman Boyers stated that the PB cannot give the price at this time and that is usually a percentage of the building costs.

Chairman Boyers asked Mr. Woods who will be preparing the site. Mr. Woods stated they are doing the site work themselves. Chairman Boyers stated that the site plan will require a stamp from an engineer. Mr. Coogan stated that it is called an "as built plan". Robbie Parsons also reminded that they will also need a foundation certification.

Bob Bourdeau stated that the applicants can make a request for a waiver from bond for the site plan and that none of the other businesses located in the Industrial Park have had to post a bond. Bob Bourdeau further stated that from looking at the lot and the drainage of the lot, that there is very little site work to actually be done, he does not think they should be beholden to a bond. Tim Molinero stated that his concern is that he does not want to see the applicants get in trouble either and inquired if they will need a stormwater management plan for the State. Bob Bourdeau stated that someone has been working out of that lot for several years.

Mr. Woods presented the Planning Board with a request from waiver for the site plan bond.

MOTION: Bob Bourdeau moved to accept and grant a waiver from site plan surety bond for PLC Construction. Seconded by Robbie Parsons. Motion carried 6-0.

Bob Bourdeau further moved to approve the site plan for Map 18 Lot 10.8 with conditions: that all 16 prior conditions as approved on the March 07, 2007 plans are met with the additional condition that a foundation certification be completed as per zoning requirements. Seconded by Robbie Parsons. Motion carried 6-0.

3. Public Hearing Re: Subdivision of land. Aaron and Carol Picard applicants. To subdivide Map 46 Lot 13, presently a 25 acre parcel, into three lots of 2.57, 2.0 and 20+/- acres. Property is located at 241 Nutes Road in the Low Density Residential Area.

Charlie Karcher was present from Norway Plains. He stated that the property being discussed this evening it is a 25 acre parcel on Nutes Road and the plans are to subdivide per the plans submitted. The dark green as shown on the maps is all wooded on the presented plan, very dark green is wet lands and light green is field. With exception of the wetlands, it is a paxton soil lot which is pretty well drained. Last fall when he (Mr. Karcher) was doing the survey, he spoke with Pat Smith, Public Works Director, who stated his concern is the amount of water that comes off the site. Mr. Karcher pointed out the existing 24 and 18" culverts. Mr. Karcher stated that retention due to the slope of the land it would be difficult to do. The road grade does not exceed the limits as set by the subdivision regs. He explained that the water issues happened during the massive 100 yr storms we have had in the past 5 years.

Bob Bourdeau asked if the existing house lot will retain the proper road frontage if the subdivision is approved. Bob Bourdeau further inquired how long the driveways would be. Charlie Karcher stated that the plans only show entry points to the lots, not actual driveways.

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Bob Bourdeau stated that he does not see the waiver requests as mentioned by Jerry Coogan in his report. Charlie Karcher stated that they are within the narrative given. Charlie Karcher further stated that the plans have been submitted to DES and are pending approval.

Jerry Coogan stated that he and Brian went out to the site. It is his opinion that a drainage study does not need to be done and that the culvert and drainage ditch needs to be cleaned out and maybe there could be some engineering work done to clean it all up. Mr. Coogan agrees that this is something that could be handled when a driveway permit is applied for. Having a site walk and the plans stamped are his suggestions.

Bob Bourdeau stated that no one on the Board is an engineer and with the letter from Pat Smith, Highway Director, it lends credibility to something needing to be done regarding the water. Charlie Karcher stated that he could have someone from his firm take a look at it.

Motion: Bob Bourdeau moved to accept the application as complete. Seconded by Joseph Michaud. Motion carried 6-0.

Brian Boyers inquired if there were any comments or questions from the public. There being none, he closed the public hearing.

Tim Molinero asked for clarification on the lot numbers #44-18 and #46-18 and inquired if there may have been a typographical error. Charlie Karcher stated that he will look in to it.

Robbie Parsons stated that in the past 5 or 6 years there have been three 100 year storms.

Brian Boyers asked if the PB should set up a site walk. There was an agreement to meet at the site at 5:30pm prior to the next meeting.

Due to the Fourth of July holiday, the July meeting will be held on July 12th.

Motion: Bob Bourdeau moved to continue the public hearing to July 12th at 5:30. Seconded by Tim Molinero. Motion carried 6-0.

4. Other Business:

Gary Michael explained what he would like to do on the site in the Industrial Park with a gravel drive, site, and what he would like to do with the building.

Brian Boyers stated he would like to know what the PB is going to require as far as a site plan. Bob Bourdeau stated that having been on all the lots, the lot in question typically retains a lot of water.

Brian Boyers asked Mr. Michael if he has spoken with anyone to do a site plan. Mr. Michaels stated that he spoke with Norway Plains and the site plan is extremely expensive. Bob Bourdeau stated that they cannot waive a site plan, but they can waive all of the technical aspects usually required. Brian Boyers stated that it would be difficult to not require a site plan, however as Bob Bourdeau stated, there could be waivers granted. Jerry Coogan stated that it is important where

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the building is placed because there are all sort of things that need to be shown on the site such as a septic design. Mr. Michaels stated that for right now all he wants is a storage building. Jerry Coogan then stated that depending on what is waived then the site plan will be lessened. Mr. Michaels stated that they have found all of the pins on the site. Mr. Michaels wants to know exactly what will be required because he does not want to have something new come up every week.

On the plans submitted from the building will he need blue prints. Brian Boyers stated that from a code enforcement side, he will need to know the truss information and foundation certification.

Brian stated that what the Planning Board is looking for is what is noted on the application list. With the reminder that waivers can be requested.

Approval of minutes from May 3, 2011.

MOTION: Joe Michaud moved to accept the meeting minutes from May 3, 2011. Seconded by Brian Boyers. Tim Molinero and Robbie Parsons abstained as they were not present. Motion carried 4-0.

Jerry Coogan made the PB aware that the maps are online on the town website

Brian Boyers spoke about the workforce housing meeting in Wolfeboro. Chairman Boyers stated that in 2008 or 2009 NH passed a law to allow for workforce housing in every town. Brian Boyers asked those hosting the meeting what would happen if we did not do it. He was told there is no enforcement. He also talked about Wolfeboro having impact fees for sewer and water only.

Bob Bourdeau stated he would like to address on how to get the packets earlier. He asked for an email to be sent when packets are ready.

John Katwick would like the Planning Board to walk the site at the old Town house and would like to just keep the PB informed of what is going on.

Invoices for Jerry:

MOTION: Bob Bourdeau moved to release the funds to pay Jerry Coogan's invoice of \$350.00, Invoice # 2011-Part B- #1, for work done on the PLC Construction application. Seconded by Robbie Parsons. Motion carried 6-0.

MOTION: Joseph Michaud moved to release funds to pay Jerry Coogan's invoice of \$350.00, Invoice # 2011 -Part B#2, for word done on the Picard application. Seconded by Peter Hayward. Motion carried 6-0.

MOTION: Robbie Parsons moved to adjourn the meeting. Seconded by Tim Molinero. Motion carried 6-0.

Meeting adjourned at 7:52pm

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Respectfully submitted,

Wendy L. Keane
Land Use Clerk

Brian Boyers
Planning Board Chair