

Members Present: Chairman Robert Brown, V.C. Susan Foote, Phil Stockbridge, Keith Fowler, and Asa Knowles

Also Present: Bob Moore (CEO), Mike Fowler (Town Engineer), T. Morgan (Town Planner & Secretary, sitting in for the ailing E. Sanborn), Scott Mitchell, Wayne Morrill, Henry Boyd, and a multitude of others

Commencement: Chairman Brown opened the meeting at 7:09 PM.

January 8 Minutes: Foote moved to adopt the minutes, Stockbridge seconded the motion. All in favor except Fowler who abstained because he was not present on January 8.

Fudge: Scott Mitchell and Wayne Morrill of Jones & Beach presented plans for the proposed Fudge industrial site off of Whitaker Way. Morrill addressed lighting revisions, the new note on the plan indicating dumpster hours, the re-drawn swales, and easement language granting the Town the right to maintain the drainage infrastructure. Morgan confirmed that a cash bond for Whitaker Way in the amount of \$51,050 had been submitted by Mr. Mitchell on January 14. The board proceeded to review the Town Planner's memorandum. Foote then moved to approve the site plan, subject to a \$18,000 bond for drainage infrastructure, landscaping, and lighting. Phil Stockbridge seconded the motion. All in favor.

Honor & Mason: Wayne Morrill presented the revised site plan which depicted more space for snow storage, and it also showed that the detention area had been moved so as to be completely on the applicant's lot. Drainage calculations had been adjusted accordingly, and confirmed by Stockbridge. The architectural elevations will be amended so as to reflect changes to the lighting scheme. The Planning Board requested that lighting fixture cut sheets be depicted on site plans in the future. K. Fowler pointed out an error on Sheet C4 on the labeling of the electric service. Foote noted that Barberrys are not depicted around the pond. The proposed snow storage also needs to be adjusted. Fowler moved to continue this application to February 5. Foote seconded. All in favor.

Sirress: Henry Boyd of Millennium Engineering presented a plan for a two-lot subdivision off Rocks Road. Boyd explained that the proposed lot line was not explicitly labeled due to the scale of the plan. Morgan acknowledged Boyd's claim that the missing wetlands stamp was not in fact missing... but rather that the Town Planner had temporarily been in a delusional state. Knowles moved to approve the subdivision. Foote seconded. All in favor.

Perkins: Ernie Cote presented the proposed 2-lot subdivision. Each proposed lot has upwards of 20,000 square feet of upland. Mr. Perkins stated that the street would be called Bowley Way. Mike Fowler advised that the sewer easement should be incorporated into the deed, and that a typographical error on a slope should be corrected. Foote asked if the hammerhead turn-around could be moved away from the brook. Abutter Joe Daley of 27 Pine Street agreed that the hammerhead is too close to the brook. The applicant indicated that the road would be built to Town standards. The plan needs to have the 100 square foot box depicted. ~~Philbridge~~ Stockbridge moved to continue this application to February 5. Foote seconded. All in favor.

Francis Chase: Garret Crabendam arrived with revised plans for an office building off of Route 107. Morgan advised him of the deadline for submittal of revised plans. The NH DOT curb-cut permit has been applied for. A drainage report has been submitted to the Town Engineer for his review. Abutters Karen Brown and Tom Bangs inquired about parking and the requisite buffer. Al & Annette Rudis asked if someone was going to inspect the property. Chairman Brown stated that too much information has been crammed onto one sheet; it should be displayed on several sheets. Morgan asked for a separate sheet depicting drainage. Crabendam stated that the plan allows for 25.1% open space. Bangs requested that his pine trees be taken down. Chase volunteered to speak to Alan Garland of NH DOT relative to dumping storm water into the State right-of-way.

Chairman Brown requested a sheet depicting drainage. Foote requested sheets depicting existing and proposed contours. Stockbridge requested a big thick drainage study, written in Chinese.

Chase submitted architectural elevations for the proposed building. The board requested a photometric grid, dumpster hours, and hours of operation. The abutters expressed a preference for an 8 foot high fence in the rear of the property.

The abutters suggested lobbying NH DOT to enact a no-passing zone and a posted speed limit of 40 MPH. Knowles will ask the Selectmen to contact NH DOT.

Foote requested sloped granite curbs at the entrance and in locations where snow plows are likely to hit the curb. Mike Fowler discussed some drainage options. More handicapped parking was requested.

Foote moved to continue this application to February 5. Fowler seconded the motion. All in favor.

Adjournment: Chairman Brown adjourned the meeting at 8:59 PM.

Respectfully submitted,

T. Morgan
Loyal but Reluctant Sec'y