

TOWN OF CENTER HARBOR  
PLANNING BOARD  
Meeting  
Tuesday, June 21, 2016

**6:15 P.M. Site walk Bartlett Hill Road Lot 226-014.2**

Board members present for the site walk were Chairman Charles Hanson, Selectmen's Rep Harry Viens, Peter Loudon, Bill Ricciardi, David Reilly, Jackie Baker, Kelli Kemery and Clerk Aimee Manfredi-Sanschagrinn Bob Coppo was absent. Applicant Ken Yorston and Surveyor David Dolan were present along with two abutters Douglas Grier and Jay Guarino.

Chairman announces at the start of the site walk that the purpose of the site walk is to gather information. The Board may ask questions of Ken Yorston and David Dolan, there will be no public input and no discussion between Board members during the site walk. There will be no decision or vote taken at the site walk. Chairman states we will leave the site by 6:40 p.m. and head back to the Town Office to continue the hearing.

David Dolan shows the Board where the zone boundary line is identified which was staked out with blue and pink ribbons. David then shows the Board the corners of the commercial building which was staked out with red ribbons and also where the proposed parking area would be located. Board concludes the site walk at 6:40.

**7 p.m. Chairman calls the meeting to order**

Board members present for the hearing Chairman Charles Hanson, Selectmen's Rep Harry Viens, Peter Loudon, Bill Ricciardi, David Reilly, Jackie Baker, Kelli Kemery and Clerk Aimee Manfredi-Sanschagrinn Bob Coppo was absent. Applicant Ken Yorston and Surveyor David Dolan were present along with abutter Jay Guarino.

**I. MINUTES:** Peter Loudon motioned to accept the minutes of June 1, 2016. Seconded by Bill Ricciardi. All were in favor.

**II. HEARING: CONTINUED FROM JUNE 1, 2016 SITE PLAN REVIEW BARTLETT HILL ROAD VACANT LOT 226-014.2 KNOWN AS LOT 3 ON SUBDIVISION PLAN OF ADSC REALESTATE, LLC**

**VOTING MEMBERS:** Charles Hanson, Peter Loudon, David Reilly, Jackie Baker, Bill Ricciardi, Kelli Kemery and Harry Viens.

Chairman reads through the recommendations for the PB as outlined in Mike Izard's memo. Discussion surrounding items in the recommendations included the location of a dumpster. The applicant has no intentions of having a dumpster on site but the Board felt this needed to be addressed if at some point the property was transferred to new ownership. After some discussion the condition for the dumpster is to be indicated on the plan "**dumpster to be located behind the commercial building and screened to the residential side**".

The Board also will require the **test pits to be put on the site plan in addition to the location of the well**. This information can be found on the approved subdivision plan but the Board would like that data transferred to the site plan. David Dolan agrees to put that information on the plan.

Regarding lot coverage calculations for storm water management system, David Dolan states he used 3 methodologies to calculate the lot coverage. One calculation was done for the AR zone, another for the commercial portion of the lot and then an impervious surface calculation. Chairman asks if there was a calculation for the wetlands, David Dolan responds no because we didn't need it. **Chairman states we just need to see everything so if you could add it that would be helpful. David Dolan, I will add the approximate square footage of the wetlands to the plan.**

Chairman, in regards to storm water management, because we are putting the parking on the AR side of the lot that still needs to be included as having adequate storm water treatment. David Dolan, absolutely and as discussed in our preliminary discussion last month we didn't pursue a complete design until we knew we could proceed with an approval. Chairman tells the clerk we need to note in the minutes "**if Board proceeds as presented, the entire area in both zones AR and CI would have to be treated with storm water management. This information must appear on the plan**" David Dolan, absolutely.

Chairman discusses the winter function of the property regarding salt or sand for plowing. Chairman asks applicant if he would be storing sand or salt, applicant said it would be limited. **Chairman, if there were to be any storage of sand/salt mix or equivalent it would need to be in a covered structure.** If it's just sand there is no issue but if it's a mixture of sand/salt or equivalent we need that addressed.

**David Reilly:** Do you plan on using bagged product or bulk?

**Ken Yorston:** The Magic Salt I use is purchased by the ton. Dan Harris at Realgreen the magic salt he sells I buy it bagged and shovel it out as needed.

**Peter Loudon:** So it's a self-contained bag so it doesn't leak.

**Ken Yorston:** No it doesn't leak and it's stored within a building anyway because if it gets wet it's useless.

**Peter Loudon:** Regarding the run off when you clean off your sanders at the end of the night do you have a plan for run off for that.

**Ken Yorston:** I spray them down at the car wash in Meredith.

**Chairman:** Plus if we required an engineered storm water system I think it would be captured there too.

**Peter Loudon:** And that would be acceptable?

**Chairman:** I would think so, it's a treatment system.

Chairman that was all the issues the planner had. Let's go back and discuss the parking area. The abutter had some concerns about the parking area that I believe were legitimate concerns. How does the Board feel about requiring some sort of plantings along the edge of the parking area maybe an evergreen type or arborvitae? What does the Board think about a minimum of a 4ft tree? The Board discussed many options for the parking area and came to the conclusion that a condition would be set that **there must be a vegetative line on that parking area, minimum of 4ft tall arborvitae or equivalent screening tree.**

Bill Ricciardi asks about the distance from the proposed septic location for this property to the well on the neighbor's property. David Dolan responds it's well over 75' away.

Chairman closes the hearing at 7:27 p.m. and asks if anyone would like to make a motion to accept the application.

**Motion: Bill Ricciardi motions to accept the application as complete. Peter Loudon seconds. All were in favor.**

Chairman asks if someone would like to make a motion to approve the plan as presented outlining the conditions the Board discussed.

**Motion: Peter Loudon motions to accept the plan as presented with the conditions discussed. Seconded by Kelli Kemery.**

**Conditions agreed upon by the Board:**

1. **Plan must show the test pits and well location (numbered test pits and well radius).**
2. **Plan must show the calculations for storm-water treatment management which includes the wetlands area and all non-permeable services associated with the business.**
3. **Plan must include a note for conditions for use of a dumpster on site "dumpster to be located behind the commercial building and screened to the residential side"**
4. **Plan must include an illustration of location and composition of vegetated screening for parking area. Minimum of 4ft tall arborvitae or equivalent screening tree to be planted and maintained.**
5. **Plan must have note stating all commercial vehicles which include lettered vehicles, tractors, dump trucks etc. will be parked in or behind the commercial building. Only employee and client vehicles will be parked in the parking spaces identified on the plan.**

The Chairman adjourned the meeting at 7:41 p.m. Next meeting scheduled for July 19, 2016 @ 7 p.m. Respectfully submitted by Aimee Manfredi-Sanschagrin.