

MADBURY PLANNING BOARD
13 Town Hall Road, Madbury, NH 03823

Official Business

Approved on: _____
Motion by: _____ 2nd: _____

Minutes of May 15, 2013

Meeting convened at 7:00 p.m.

Members in attendance:

Fritz Green, Chairman

Bruce Hodsdon

Julie McCabe

Tom Burbank

Doug Hoff

Wally Dunham

Public in attendance:

Please see attached sheet.

AGENDA

Minutes:

The minutes from the May 1, 2013 meeting were reviewed. **Motion** made by Member Hoff to approve the minutes as amended, seconded by Member Dunham. **Motion approved.** All aye.

Correspondence:

- Letter from Pipeline Safety
- Spring/Summer 2013 Great Bay Matters Magazine

Application: Lot Merger Application: Albert and Sara Nadea

The Chairman indicated that he received an email from Attorney Hogan requesting a continuance for the lot merger application and public hearing. The Board discussed the procedure to continue as it was discovered that lot merger applications do not require a public notice.

The Chairman read the public notice.

Motion made by Member Dunham to continue the Nadeau Lot Merger Application until Wednesday, June 5th at 7:00pm at the Madbury Town Hall. Seconded by Member Hoff. All aye. **Motion approved.**

Site Plan Review Application: Map 9, Lot 63: Candia South Branch Brook Holdings (Severino):

Mr. Dana Lynch, Civilworks, presented updated plans and copies of the Environmental Protection Plan. Mr. Lynch stated the primary outstanding issue is the conditional use permit. The criteria specifies that the applicant must meet with the Conservation Commission and Water Resource Board. He stated that both Boards recommended that an Environmental Protection Plan be created to prove how the site would be protected in case of a spill as well as how the equipment will be maintained.

Mr. Lynch indicated that they received DES septic approval and that they registered the floor drain holding tank with the Division of Environmental Services. He stated they plan to pave around the building. The system is set up to drain run off into a catch basin.

Mr. Lynch stated there is also a Spill Protection Plan outlined in the document. He added that equipment oil changes and light maintenance will be performed onsite but more in depth maintenance, as well as small amounts of oil generated onsite, will be taken to Reliable Equipment's Manchester location.

Mr. Lynch added that the Spill Response Plan has been reviewed and approved by the Fire Chief.

Mr. Lynch pointed out that Appendix B describes the Holding Tank Maintenance Plan. The plan outlines basic steps required to maintain the equipment; such as sweeping, inspecting the floor drain, inspecting the oil and grit separator chamber, and pumping the holding tank.

Appendix C addresses the Stormwater Management Plan designed to mitigate the quality of site-generated stormwater runoff. This includes pavement sweeping, reduced use of road salt, and removal of litter/trash. My. Lynch stated that the infiltration basins will checked once a year and after a large rain fall by removing the cover.

The septic system will be inspected and routine maintenance checks of the tank will take place. In addition, the water bills will be reviewed periodically to make sure there are no leaks in the system.

Mr. Lynch stated they have been through the Technical Review Committee at the City of Dover and granted approval.

Mr. Lynch referenced a comment from the last meeting about cars rolling off into the gravel pit. He stated that they plan to line the back with Jersey barrier and then the fence.

MADBURY PLANNING BOARD
13 Town Hall Road, Madbury, NH 03823

Member Burbank asked if the holding tank and grit separator are underground and if so, how are they inspected? Mr. Lynch stated that they are underground and can be accessed through the cover.

Member Hodsdon questioned if the Board has received a letter from Dover. Mr. Lynch stated he expects them to send one.

Member Hodsdon stated the Board is missing the Fire Chief's approval and Dover's approval, otherwise all items have been satisfied. Member Hoff indicated that he has the email from the Fire Chief stating that he has approved the Spill Response Plan submitted by Ron Severino.

Motion made by Member Dunham to approve the conditional use permit as provided in Section 8, seconded by Member Hoff. **Motion approved.** All aye. Member Kach abstained as he missed the first meeting.

Motion made by Member Hoff to approve the Civilworks/Severino Site Plan Review application with the condition of the Dover approval, seconded by Member Dunham. All aye. **Motion approved.** Member Kach abstained.

Motion made by Member Hoff to authorize the Chair, or designee, to sign the Mylars when the condition has been met. Seconded by Member Dunham. All aye. **Motion approved.**

Member Hodsdon stated he was impressed with the Environmental Protection Plan.

Croisetiére Preliminary Discussion:

Mr. Jim Shulte addressed the Board on behalf of Ruth Croisetiére. She owns R&L Engines at 308 Durham Road, Dover. He stated that they repair engines and live upstairs. They have a vacant spot and a couple of tenant options that are office based uses. The first is a chiropractor and the other is a home health business.

Member Hodsdon requested a history of the building. Mr. Shulte stated it was a holistic health service and they sold some things. Member Hodsdon questioned if the sales were incidental to the service. Mr. Shulte answered yes. Member Hodsdon questioned if there is onsite parking and Mr. Shulte responded yes. The Chairman stated the new tenant would only provide a service. Ruth Croisetiére stated that space before was used as office space for 12 years.

The Chairman stated this building is in the Residential and Agricultural District and retail sales are not allowed however, incidental sales are ok.

The Board discussed the history of the property and the appearances before the Planning and Zoning Boards. Mr. Shulte indicated that a variance was requested years back to allow the owners to live there while operating the equipment business due to the potential risks. Member Hodsdon stated that in his opinion, this does not rise to the level of a Special Exception application.

MADBURY PLANNING BOARD
13 Town Hall Road, Madbury, NH 03823

Member Burbank asked if there is any change to the square footage of the building. Mr. Shulte indicated no.

Member Hoff asked the hours of business. Mr. Lynch stated normal business hours Monday-Friday.

Mr. Mettee questioned the number of employees. Ruth Croisetiere stated the nurses don't work out of the office, they just get their orders for the day and go.

Motion made by Member Hodsdon that the Board concur that the proposed new use does not represent a significant change requiring a Special Exception approval. Seconded by Member Dunham. **Motion approved.** All aye.

New Business:

Member Hodsdon stated the Board of Selectmen is looking for another representative to Strafford Regional. He said that Tom Crosby is currently a representative. He stated that Janet Wall was the second but declined reappointment. The commissioners meet 4 times a year. The Chairman stated he might be interested as well as Member Burbank who indicated he'd like to research the time commitment.

Old Business:

The Chairman questioned the thought of a joint meeting with the Planning Board and Zoning Board to discuss the Site Plan Review approval procedure. Selectman Sterndale stated that in the past the Zoning Board was not interested in switching the order.

Member Hoff asked how that gets changed. Selectman Sterndale indicated that the Board can just put forth an ordinance to change the order for a town meeting.

Member Dunham stated applicants waste money with this order.

Next Meeting:

Meeting adjourned at 8:14 p.m.

Respectfully submitted by Tarah Beaupre, May 20, 2013, 4 pages.