

WEARE PLANNING BOARD  
Final Minutes of the Meeting  
Of May 26, 2016

**Present:** Craig Francisco (Chairman), Bruce Fillmore (Vice Chair), Neal Kurk (Secretary), Tom Clow (Exofficio), John Vanloendersloot (Alternate), Chip Meany (Land Use Coordinator), Tina Ripley (Minute Taker)

**Guests:** Gary Labrie, Robert Hilton, Jared Kosowicz, Dan Kosowicz, Andrew Morris, Art Siciliano, Robert Baskerville, Frank Morris, Scott Silva.

**I. Call to order**

The meeting was called to order at 7:00 p.m. by Chairman Francisco.

Chairman Francisco made Mr. Vanloendersloot a voting member.

**II. Subdivision/Lot Line Adjustment**

**Subdivision/Lot Line Adjustment: Daniel & Betty Kosowicz 2009 Rev. Trust. & Jared Kosowicz, 38 Winter Road & 32 Winter Road, Tax Map 105 and Lots 39 & 40 in an Residential/Agricultural Zone**

Chairman Francisco said they have to talk about waivers for topography, wetlands and soils. Mr. Kurk asked if it was a subdivision or a lot line adjustment and Chairman Francisco said lot line adjustment. Vice Chair Fillmore asked who owned the road and Chairmain Francisco said mostly likely according to the boundary law it is the people on both sides of the centerline. Vice Chair Fillmore moved to accept waivers for topography, wetlands, and soils. Mr. Clow seconded. Motion passed. 5-0-0. Mr. Clow moved to accept the application. Mr. Vanloendersloot seconded. Motion passed. 5-0-0.

Jared Kosowics said he would like to do equal arrangements for the future garage for his property at 38 Winter Road so he can meet the setbacks and keep it out of the lower area. Mr. J. Kosowics said he would like to leave the front, more property for his parent's side. Chairman Francisco asked if the house on lot 105 was done yet and was told no, it was in process. Chairman Francisco asked where the well was going to be and Mr. J. Kosowicz said it is where the 105.5 is on the map.

Chairman Francisco asked if there was any public comment. There was none.

Chairman Francisco closed the public hearing.

Chairman Francisco said they need to make sure the boundary lines are properly surveyed lot 39 or 40. Chairman Francisco said he doesn't think he has a problem with. Mr. Vanloendersloot said with the well radius, does it have to be 100% inside their property and Chairman Francisco said no, they can sign their own release. Vice Chair

Fillmore asked if DES has inspected the septic system and was told yes. Chairman Francisco asked if the well was 75' from the lot line and Daniel Kosowicz said yes. Mr. D. Kosowicz said when the well drilling company put it in last year, they did it by specs. Mr. D. Kosowicz said the state inspector came to inspect the septic system, he looked at the well, leach field and septic tank in front of the house and well in the back of the house. Mr. D. Kosowicz said leach field to tank is about 100' away. Chairman Francisco said even though it wasn't asked for, they need to grant a waiver for boundaries.

Vice Chair Fillmore motioned to grant waiver on boundary dimensions and bearings except as shown on the plan. Mr. Clow seconded. Motion passed. 5-0-0. Chairman Francisco said they need to set one monument and show the well on the map and if the well is less than 75' from lot line they need to get release signed and have it recorded.

Vice Chair Fillmore made a motion to approve the lot line adjustment with the following conditions: 1) iron pin be set prior to recording the mylar; 2) well location be shown for Map 105 Lot 40 on the plan and if well radius crosses the lot line, a well release waiver is signed and recorded. Mr. Vanloendersloot seconded. Motion passed. 5-0-0.

### **III. Site Plan Reviews**

#### **1702 Colby Road LLC, Construct a parking lot for RV's at Map 412, Lot 170.2 on the south side of Colby Road**

Mr. Kurk moved to accept the application as complete. Mr. Clow seconded. Motion passed. 5-0-0.

Art Siciliano said this is a site plan for a parking lot for RV's. Mr. Siciliano said they are not laying out any parking lines and said they move the RV's around a lot. Mr. Siciliano said the whole lot is 18.2 acres, it is not in the flood zone, and there is an aquifer on the lot. Mr. Siciliano said they did a drainage study and said it was basically done to contain the water on site and recharge the aquifer. Mr. Kurk said when all is finished, what will the percentage be of permeable gravel and Mr. Siciliano said right now it is not permeable since it is sand, but will be a little over 10%. Vice Chair Fillmore asked about the proposed access across the wetlands and asked if it could be removed from the plans until they receive the permit to do it. Scott Silva said there is a road there and said it has been there for four years. Chairman Francisco asked if the road was wetlands and Mr. Siciliano said yes, but it is gravel.

Chairman Francisco asked what the 30' wide easement around the boundary line and Mr. Siciliano said it is the easement to the snowmobile club. Vice Chair Fillmore asked about the 10' fill area and asked to get construction details and erosion control. Chairman Francisco said he would like to have the town engineer take a look at the site.

Chairman Francisco asked for public comment. There was none. Chairman Francisco closed the public hearing.

Mr. Kurk asked how high the 3-1 slope will be and Mr. Siciliano said 10ø Chairman Francisco said all the water is going towards the fill site and Mr. Siciliano said that is true, but hopefully it will all stay on top. Mr. Kurk asked how many vehicles can be stored on the existing and Mr. Silva said about 40 but it is really sandy and have to be taken out with a four wheeled drive truck. Mr. Kurk asked if the parking would be visible from Route 114 and Mr. Silvia said no. Chairman Francisco asked if the abutters across the road are residential and said they have the same buffer requirements as commercial. Chairman Francisco read Article 25.7. Mr. Vanloendersloot asked if there would be street lights and Mr. Silvia said no, there is no power there at this time. Chairman Francisco said they need to be 100ø from the residential zone line. Chairman Francisco said he would like to have the town engineer take look at the drainage, filtration calculations and erosion control. The Board asked Mr. Siciliano to show the tree line along Colby road.

Vice Chair Fillmore made a motion to continue the application until the Board has the report from the town engineer and the application is continued to June 23, 2016. Mr. Siciliano needs to supply Chip Meany with erosion control, drainage study and construction sequence and are meeting the 10% permeable. Mr. Kurk seconded. Motion passed.  
5-0-0.

**525 South Stark Highway Real Property LLC: Construct a storage facility and additional parking for RV's at 530 South Stark Highway, Tax Map 411, Lot 103, west side of Route 114**

Chairman Francisco is stepping down due to conflict of interest. Mr. Silva said they are not doing the storage facility now. Chairman Francisco said he is back for this case.

Mr. Vanloendersloot asked if he not doing the storage units anymore, doesn't it have to be changed on the application. Chairman Francisco said the Board can accept the application as complete whether he has a proposal and then he changes the proposal. Mr. Kurk moved to accept as complete. Vice Chair Fillmore seconded. Motion passed.  
5-0-0.

Mr. Siciliano said the lot is 66.86 acres, 159 feet of frontage, zoned commercial and said there are three existing parking spots. Mr. Siciliano said the proposal is to expand lot 3 and create lot 4. Mr. Siciliano said he submitted a drainage report. Mr. Kurk what the height was of the existing parking lot 3 above the road and Mr. Siciliano said 14 feet. Mr. Kurk asked how much will the proposed lot 4 be and Mr. Siciliano said 28 feet. Mr. Kurk asked what kind of slope there will be and Mr. Siciliano said a slope already exists there. Mr. Siciliano said there is an existing retaining wall. Mr. Kurk said he thought the site plan review, that authorized the existing parking lot 3, stated it was for sold units only and said he doesn't know if they have been using it for sold units only. Mr. Silva said when they original stated they didn't want anyone crossing the street for retail sales, that is why they put sold units. Mr. Kurk said the only vehicles that have been stored there up to this time are sold units and Mr. Silva said no, there have been sold or not

theirs. Mr. Kurk asked Mr. Silva what he meant by not theirs and Mr. Silva said they are customer units. Mr. Silva said the intent is for sold units and unsold units that would be ship to this lot. Mr. Silva said the business has changed in the way you could purchase RV's throughout the year, to now having to purchase them all in September for the whole year. Mr. Kurk asked when the RV's are delivered and Mr. Silva said any time after September. Chairman Francisco said lot 3, wasn't it suppose to be 2 parking lots up there and Mr. Silva said he thought it was, but he thought the first lot was bigger and said they were approved for a bigger lot than what they have. Mr. Silva said it is too hard to work up there. Chairman Francisco said he is surprised they are trying to go 25 feet deeper and Mr. Silva said they may not be able to until they start cutting. Mr. Clow said he thought one of the reasons for the parking on Colby Road was to cut down the need to cross Route 114 and Mr. Silva said it is and said there will be another proposal for Colby Road but he is not ready yet.

Chairman Francisco said what happens when you start doing the 30' cut and start hitting big boulders and can't move them. Mr. Silva said he doesn't think they will hit big boulders and said as you go in, you have to bring the slope down. Mr. Silva said there is only so much dirt they want to haul out of there and they don't want to have extra dirt to get rid of. Chairman Francisco said where the swale is, is about a 16' cut in the southeast corner of the parking lot.

Vice Chair Fillmore asked Mr. Siciliano to put in the notes the DES permit numbers for the culverts on the plan. Mr. Siciliano said they were existing since the 60's and Vice Chair Fillmore said not HDPE. Mr. Kurk asked Mr. Siciliano to put a note on the plan stating the parking area is not for retail parking, but for storage of RV units. Chairman Francisco said he is concerned about the construction of the upper part of lot 4 and said it looks like it is draining back towards the wetlands. Chairman Francisco said there maybe too much water going into the 12" culvert. Mr. Siciliano said the engineer put it in his report and said they need to add some stabilization and construction sequencing here. Mr. Kurk asked if they were going to be planting trees and Mr. Silva said no except some for stabilization. Mr. Kurk said not for stabilization but for visualization and Mr. Silva said no. Chairman Francisco asked what the disturbance was and Mr. Siciliano said for the original parcel is about 30,000 and the new parcel is 37,000.

Mr. Kurk asked if there is 100' buffer. Mr. Siciliano said there isn't 100' buffer in commercial and Mr. Kurk asked about the house. Mr. Siciliano said the house is residential use and said he doesn't think there is a buffer but there is a setback. Mr. Kurk read from the site plan review. Chairman Francisco said it is going to be hard to buffer anything along Route 114. Mr. Kurk asked if they are going to need a drainage study. Chairman Francisco said he is concerned about lot 4 drainage and it going into the wetlands. Mr. Kurk said not during construction but after and Chairman Francisco said he would be concerned with stabilization on lot 4. Chairman Francisco said according to zoning the Board has to do something with the visual buffer along Route 114, but the only way to do that is to put something in front of parking lot 3 which will probably not do any good. Chairman Francisco said he didn't ask for it on the other site, but said he is going to do a site walk there and here. Chairman Francisco said he would like the town

engineer to look at the slope to Route 114, the wetlands, grades of the two culverts, erosion control and stabilization. Mr. Silva asked to put the application on hold since they have other options to look at. Chairman Francisco asked Mr. Silva if he wanted to put the whole application on hold. Mr. Silva said he is not sure and that he would like to talk to Mr. Siciliano about the feasibility of revising the plan to going to the top of the hill. Vice Chair Fillmore asked Mr. Silva if he wanted to continue it. Chairman Francisco also asked Mr. Silva if he wanted to continue it and forget the engineer. Mr. Silva said yes and asked to continue. Vice Chair Fillmore motioned to continue the site plan review application. Mr. Vanloendersloot seconded. Motion passed. 5-0-0.

#### **IV. Subdivision**

##### **Gary and Jill Peplis, 256 Mountain Road, Tax Map 410, Lot 27 in a Residential Zone**

Chairman Francisco asked if there were any wetlands within 250' to the house and Mr. Siciliano said it is possible. Chairman Francisco asked about 75' from the well and Mr. Siciliano said no. Chairman Francisco asked if there was anything close to the house where the wetlands buffer would have to be worried about and Mr. Siciliano said no. Mr. Meany said he did have one abutter call and question the water runoff across the road and if there would be a drainage problem. Mr. Siciliano said the lot is lower than the road. Mr. Clow asked what the frontage would be on the existing lot after the piece is take out and Chairman Francisco said it would 156.38'

Chairman Francisco made a motion to waive the topography, wetlands and the remainder of lot 27. Vice Chair Fillmore seconded. Motion passed. 5-0-0. Chairman Francisco made a motion to accept the application as complete. Mr. Clow seconded. Motion passed. 5-0-0.

The Board discussed the land and road height regarding the water runoff. Chairman Francisco said he assumes the driveway is going to be on the Westside of the lot and Mr. Siciliano said on the eastside of the 300 on the map. Mr. Siciliano said the house will be between well and fence. Chairman Francisco said they have about 80' without hitting the well to put the driveway in. Chairman Francisco said to address the abutter's issue, the driveway can be graded so it grades towards the wetlands in the middle of the lot.

Chairman Francisco asked if there was any public comment. There was none. Chairman Francisco closed the public hearing.

Vice Chair Fillmore asked Mr. Siciliano if they will be getting the state subdivision approval soon and asked to hold off printing the mylar until they had it. Mr. Siciliano said sure and it is subject to getting it. Vice Chair Fillmore said it is nice to have on the plan. The Board asked Mr. Siciliano to change note 3 "from sq. ft. to acreage", note 4 "put a period after regulations and take out the rest", add note 6 "NHDES subdivision approval numbers" and change note 2 "tax map is lin should be changed to line". Chairman Francisco made a motion to approve the application with the following conditions: 1)

spelling corrections in note 2 and 3, 2) revise note 4 "to have a period after regulations and take out 10% maximum grade", and 3) add note 6 "NHDES subdivision approval numbers. Mr. Vanloendersloot seconded. Motion passed. 5-0-0.

## **V. Site Plan Review**

### **SafelyStore, LLC: 432 & 448 South Stark Highway to create a self-storage facility, Tax Map 412, Lot 178 and Map 109, Lot 8 in a Commercial Zone**

Chairman Francisco recused himself from this hearing.

Mr. Vanloendersloot made a motion to accept the application as complete. Mr. Kurk seconded. Motion passed. 4-0-0

Robert Baskerville said he works for Bedford Design Consultants and said he has Andrew & Frank Morris of SafelyStor, LLC. Mr. Baskerville said they are planning on putting in storage units on the site. Mr. Baskerville said the lot across from Lantots and the house lot will be combined and said next to it is the entrance for Mr. Boisvert and Romar Assistive Services. Mr. Baskerville said it is in the aquifer zone and said they will need to get a conditional use permit. Mr. Baskerville said they did some test pits and said it is gravel and sand, it is extremely well drained. Mr. Baskerville said they will catch most of the water in the catch basins and sumps for pretreatment are perforated piping. Mr. Baskerville said some of the water will be lost from the perforated piping and said it will go to filtration basins. Mr. Baskerville said they did a drainage study to show the route runoff from the buildable part of the site.

Mr. Baskerville said they applied for a DOT permit. Mr. Baskerville said they met with them and was told the design is fine and are expecting the permit. Mr. Baskerville said alteration of terrain has been submitted and said he doesn't expect any problems with it. Mr. Baskerville said technically Daniels Lake which is on the other side of Route 114, is in the shoreline protection and said it is technically what is across the street is not a lake but a swamp. Mr. Baskerville said they surveyed it and said his surveyor feels confident that the limit of the shoreline protection act (marked on the map). Mr. Baskerville said they get 150' and 250' buffer and said they meet everything in the shoreline protection act that they did apply for. Mr. Baskerville said they had to apply for a waiver for trees in the 50'.

Mr. Baskerville said he talked to the conservation commission and said they had no concerns. Mr. Baskerville said they met with the Board of Fire Wards to show them the layout and said they put a 30øfoot aisle between the rows of storage units and around the outside edge and said there are 20øaisles between each unit. Mr. Baskerville said they made a comment about the buildings being fire code and said they asked for a knox box be put in at the gate. Mr. Baskerville said there will be a knox box for fire department access and said they will enter a code to get in. Mr. Baskerville said there is a gate on the property now and said they are going to move it so it is across from Lantots. Mr. Baskerville said the sign will be next to the gate. Mr. Baskerville said after you pull in,

there is space for a couple of cars and said there will be kiosk and said you would go up to the kiosk, enter your credit card, tell it what size unit you want, you will be assigned a unit and given an access code to get in. Mr. Baskerville said there is no office or personal. Mr. Baskerville said there is no septic system or well. Mr. Baskerville said there is a berm along the front and said there will be lighting and security cameras. Vice Chair Fillmore asked Mr. Baskerville if there would be any outside storage and Mr. Baskerville said there are only 6 gravel spots they call RV parking. Mr. Baskerville said there will be a 2-4' berm along the front with vegetation.

Vice Chair Fillmore said there is a lot of lighting along Route 114 and Mr. Baskerville said there are 6 poles that are 16' high and are face inwards towards the buildings. Mr. Baskerville said the lighting in between the buildings will be down lighting. Mr. Baskerville said the intent is for security. Mr. Baskerville said there will be no power to the units. Vice Chair Fillmore asked if the vegetation was going to be high enough and Mr. Baskerville said a little of both. Mr. Baskerville said you may see the light but it won't extend out into the right-of-way.

Vice Chair Fillmore asked if the aisle would be paved and Mr. Baskerville said it would be paved. Mr. Baskerville said it will be done in 3 phases and said 47,700 sq. ft. and 12 buildings is in the process right now. Mr. Baskerville said some are 30' wide and some are 42' wide. Mr. Baskerville said they wanted to mix the unit size depending on what the demand is. Mr. Baskerville said there is no septic, office, running water, two parking spots, picture of a sample kiosk and keypad. Mr. Baskerville said the limits of the detailed FEMA floodplain include all of Daniels Lake and said it stops at Route 114. Mr. Baskerville said they do have floodplain information and said the federal flood map goes right thru the middle of the site. Mr. Baskerville said the existing house had applied for floodplain insurance and been approved by FEMA. Mr. Baskerville said they have 100 year flood elevation as part of the study and said it is also listed in the shoreline protection act. Mr. Baskerville said their buildings are well above the 100 year flood elevation. Mr. Baskerville said at some point they will have to apply to FEMA for flood insurance. Mr. Baskerville said they did a flood study and submitted to the code enforcement officer and it was approved.

Mr. Baskerville said on parcel B, DOT permit resubmitted for a traffic generation report. Mr. Baskerville said the Federal Highway Administration Book and read their calculations for once it is completely built out. Mr. Baskerville said the traffic flow will be minimal. Mr. Baskerville said DOT was happy.

Vice Chair Fillmore said there are architectural notes on the last sheet. Mr. Baskerville said they decided to go with a flatter roof. Mr. Clow said the notes mention the units will be similar to what is shown and asked if the units will be green and brown. The Board asked if they could specify a color on the plan and was told yes they could. The Board said they would prefer a green/tan color. Mr. Clow asked about the three phases and Mr. Morris said it would depend on how quickly the units get rented. Mr. Clow asked if they would start in the southeast corner and Mr. Baskerville said yes with the first 4 units.

Mr. Vanloendersloot asked about the proposed RV gravel area and asked if it would be in phase 1 or phase 3. Mr. Morris said the way the plan is designed right now, they are going to phase in the site work as well. Mr. Vanloendersloot asked if it would be phase 3. Mr. Morris said the buildings will be taken down, the house will be gone before they take ownership of the property and said there are no plans for those phases right now until they get to them. Mr. Clow asked how it ties in with plantings and said if you do only the lower part in phase 1, and talking about screenings, and if those are phased in later, we will be able to see the units. Mr. Morris said work has to be done up thru the gate and said the rest of it is all vegetation and wouldn't touch the vegetation there until they are at that phase. Mr. Clow said he is really asking if the berm and planting can be added in phase 1 or whether it will have to wait. Mr. Morris said the intent is to wait until all the site work is completed and said they are going to make the berms 1' higher than what they are now. Mr. Kurk said when the project is all done will the buildings be visible at any point along Route 114 and asked will it be fully invisible. Mr. Morris said that is the intent.

Mr. Kurk asked how tall the plantings would be and Mr. Baskerville said there is a big range of plantings. Mr. Baskerville said they would be going in at a shorter height with some being 2-2 1/2', the junipers and pines will be 5-6' and said they will fill out in time. Mr. Kurk asked for a visual image of what it looks like it when it is first planted and 5 years or 10 years from now. Vice Chair Fillmore asked for a street level rendering of what it will look like when it is built. Vice Chair Fillmore said if they don't want to do the berm now and suggested doing a bond for berm and the landscaping in the front. Mr. Morris said what the Board is asking them to do, if they want them to do the whole berm now, is remove the thicker, taller, more mature vegetation and put in immature vegetation. Mr. Vanloendersloot said since they are not going to touch the existing vegetation now, he thinks the existing vegetation is sufficient and agrees there should be a bond.

Mr. Kurk asked Mr. Baskerville to explain the roof of the buildings. Mr. Baskerville said it will be 1/4" per foot to 1/2" per foot and said it is not completely flat, but it is shallow. Mr. Kurk said under the site plan review regulations, the purpose of the ordinance is to preserve the rural character and prosperity of the Town through the use of appropriate designs, materials, proportions and styles in buildings and other improvements. Mr. Kurk said the metal buildings like you are proposing or the design of the building, raises questions in his mind about whether or not it is consistent with the purpose of the site plan review. Mr. Kurk read part K of page 18 site plan review and said there is a list of criteria and said he questions whether the builds meet them. Mr. Kurk said you are proposing a use which is going to provide no employment to this Town, a modest tax increase to the Town and said you would be taking one of the prime commercial lots in Town and putting it to a use that is not the highest and best use for providing value to the Town from its very littler commercial sites. Mr. Baskerville said the roofs do come in pitched roofs and said it would make it harder to be invisible from the road. Mr. Vanloendersloot asked if it was a commercial zone and Mr. Kurk said yes.

Mr. Baskerville said the lot laid vacant for someone to come in with a better use and no one did. Mr. Baskerville said with a use like this it does improve the site. Mr. Baskerville said if one else comes into them saying that is a great site and want to put in something bigger and said the buildings can be picked up and moved.

Mr. Clow said he thinks the issue is the productivity use of the site to the Town as a whole. Mr. Clow said a benefit to the owner is it self-served and said the downside to that is it doesn't bring any kind of employment to the Town. Mr. Clow said although it takes one of the prime commercial sites, there is not much benefit to the town. Mr. Vanloendersloot asked if there were any other storage facilities in town and how they were zoned. The Board said there were several and they are zoned commercial. Mr. Vanloendersloot said looking at Article 24 in zoning ordinance, he doesn't see anything that prohibits the storage units. Mr. Vanloendersloot read the zoning ordinance purpose.

Mr. Kurk asked if their expectation is the units would be rented by residents of Weare and Mr. Morris said yes and said there is a 10 mile radius which might bring in Goffstown village. Mr. Morris said when you rent a storage unit, you usually rent what is most convenient. Mr. Vanloendersloot asked the Morris what made them decide to choose Weare and they said the traffic count on Route 114, was familiar with the Town and liked it, the property is a desirable property, has a limited cost to site work.

The Board talked about the berm and how high it will be. Mr. Baskerville said their intent is to have a 2' berm along Route 114. Vice Chairman said he thinks the rendering will show them a lot than what they can see. Vice Chair Fillmore said he would like to have the town engineer take look at for the drainage. Vice Chair Fillmore said they will need a conditional use permit for it. Mr. Vanloendersloot asked if snow storage was going to be phase 1, 2 or 3 and said it looks small. Mr. Morris asked if it was the one by the gate and Mr. Vanloendersloot said yes. Mr. Morris said it would be phase 3. Mr. Vanloendersloot asked where the snow storage will be for phase 1 and Mr. Morris said it would be phase 2. Mr. Morris said for phase 2, they have the retention areas.

Mr. Vanloendersloot brought up the sign. Vice Chair Fillmore asked if the sign was going to be sheet metal. Mr. Morris said he did some research on the sign to make sure it fits within the sign ordinance, lengthwise, size-wise and finishes. Mr. Morris said what they have is what the engineer approved. Vice Chair Fillmore asked if they were going to put up the sign quickly and Mr. Morris said the sign itself is internally lit, height is 12' and width is 8'. Mr. Baskerville said the sign is being poured and said he can supply a rendering of it. Mr. Vanloendersloot asked about the message board sign and Mr. Morris explained changing out the message for specials or holiday greetings.

Mr. Kurk said this is the first self storage he has seen an automatic and asked if they were the leaders to the trend or late to the trend. Mr. Morris said they are not leaders, but it is well established. Mr. Clow asked if the storage units themselves would use a keycard and Mr. Morris said everybody does it differently. Mr. Morris said they will probably use a code that the customer will have to enter on a keypad and it opens the gate. Mr. Kurk asked what happens when there is an issue with a customer and Mr. Morris said

they can deactivate the code. Mr. Kurk asked if this is something you can do automatically or have to physically be on the property and Mr. Morris said it can all be done automatically on a computer. Mr. Morris said what this requires is a security system so you can make sure the property is secured. Mr. Morris said one way is to padlock the unit or deactivate the code. Mr. Kurk asked if the State requires people to be notified there are cameras and Mr. Morris said there would be signs. The Board briefly talked about the lighting.

Mr. Vanloendersloot made a motion to continue the application for SafelyStor, LLC until June 23, 2016 and have the town engineer look at the plans and make sure it qualifies for a conditional use permit, make sure all the drainage is proper, looking for a landscape rendering with lights. Mr. Kurk seconded. Motion passed. 4-0-0.

## **VI. Minutes**

Mr. Clow moved to approve the meeting minutes of the May 16, 2016 site walk. Mr. Kurk seconded. Motion passed. 4-0-0.

## **VII. Adjournment**

Mr. Vanloendersloot motioned to adjourn at 10:15 pm. Mr. Kurk seconded. Motion passed. 4-0-0.

Respectfully submitted,

Tina Ripley  
Minute Taker