

Final



**WEARE PLANNING BOARD
MEETING MINUTES
May 27, 2021**

PRESENT VIA ZOOM: CRAIG A. FRANCISCO, CHAIRMAN; BRUCE FILLMORE, JR., VICE CHAIRMAN; JOHN (JACK) MEANEY, EX-OFFICIO; FRANK (CHUCK) BOLTON; RAYMOND (RAY) MENARD, ALTERNATE; NAOMI BOLTON, INTERIM LAND USE COORDINATOR

ABSENT: WILLIAM (BILL) STOCKHAUS, SECRETARY

GUESTS VIA ZOOM:

For Subdivision, Alfred B. Lauder Case: Art Siciliano

For Lot Line Adjustment, Shepard, Farmer, Makarian Case: Art Siciliano

For Eversource tree trimming: Cory Keeffe

For Expedited Site Plan Review, Lancot's Center of Weare c/o REI Service Corp Case: Kevin Leonard, Engineer

For Site Plan Review & Conditional Use Permit, ENI 55 B & B Lane Case: Sandra Guay, Esquire; Chris Tymula, Engineer; Peter Kropp, ENI Rep; Jody Ameden, Energy Consultant

ZOOM HOST: Town Administrator Naomi Bolton

I. CALL TO ORDER

The Chairman called the meeting to order at 7:00 pm. The Town of Weare is following CDC social distancing guidelines. This meeting was conducted via Zoom. Chairman Francisco appointed Ray Menard as a member.

II. DISCUSSION

A.) **Subdivision:** Alfred B. Lauder (Arthur Siciliano, Agent) 238 Quaker Street & John Connor Road, Tax Map 405-001, Res & RA Zone Application is to subdivide existing lot 405-001 containing 28.02 acres located on Quaker Street into 3 lots (6.5 with existing home; 11.52 & 10 acre vacant lots).

Chairman Francisco, in reviewing the plans, noted the Wetland Scientist stamp and test pits are missing. A waiver for the test pits on the two lots over ten acres is needed. Art Siciliano stated he was unaware he needed test pits on lots over ten acres. Chairman Francisco pointed out regulation #14 on the Design Review Checklist. Art Siciliano stated he would submit a request for a waiver in writing. Larger plan shows Tom Carr NH Certified Wetland Scientist stamp.

Vice Chairman Fillmore moved, Jack Meaney seconded to approve waivers for test pits on 2 lots over 10 acres. Passed 5-0-0

Vice Chairman Fillmore moved, Jack Meaney seconded to accept the application as complete. Passed 5-0-0

Art Siciliano stated Mr. Lauder owns 28.02 acres at 238 Quaker Street, paved, with frontage on John Conner Road, gravel. Tax Map 405, Lot 1 is not in an aquifer protection area/flood hazard zone. It is in current use, looking to subdivide into three lots. Lot 1, residential zone, to be 6.5 acres with 620.14 ft. frontage. Lot 1.1, on John Conner Road, 10 acres with 515 ft. frontage. Lot 1.2, 11.52 acres with 289.32 ft. of frontage. Wetlands have been delineated. Lot 1 has an existing house, well, and septic system. The two lots on John Connor Road have proposed driveways, wells, and septic, not encroaching on the 25 ft. buffer.

Vice Chairman Fillmore asked if the contours were five feet and how were they created. Art Siciliano replied yes, Lot 1 was done on site. Vice Chairman Fillmore stated Lot 1.1 near the road has wetlands on one side and lot line on the other, looks steep. A centerline profile for driveways have been previously asked for when a lot is this steep. The building envelope is at the top of hill for this lot because it is so steep. Art Siciliano stated proposed driveways are down low, no room for septic, and may have to be pumped up the hill.

Vice Chairman Fillmore stated Lot 1 on Quaker Street is what it is nothing else can be done there. Lot 1.2 does not have too much trouble. Lot 1.1 driveway needs to be noted.

Chairman Francisco would like to see a conceptual design for getting up the hill; he does not think anyone will build on the bottom. Vice Chairman Fillmore concurs. Art Siciliano responded he did not think a driveway could go up the hill. Vice Chairman Fillmore replied no one would buy 10 acres, build on the road with a steep slope behind the house. Especially, with a flat spot on the top of the hill. Chairman Francisco reiterated he wants to see how the driveway will work.

The Chair asked the Board if they had any questions.

Chuck Bolton asked if Lot 1.2 could have a shared driveway to Lot 1.1. Vice Chairman Fillmore stated he would not dictate that, the lots have plenty of frontage for a driveway, no need for a wetlands permit.

The Chair asked for other comments or public at large to speak. There was none.
The Chair closed the public hearing.

Vice Chairman Fillmore asked about drill holes out front, not matching using the key on the plan. Art Siciliano replied they have not been set yet. They will be labeled. Outstanding is the profile driveway design, wetland stamp and monuments. Chairman Francisco stated that though Art Siciliano tied into an existing survey, all angle points should be set. Art Siciliano asked what regulation is being quoted regarding monuments. Vice Chairman Fillmore stated 8.6.1A, along the road. Chairman Francisco stated 8.6.1B, iron pipe locations, *All rear lot corners and angle points and side lot lines shall be monumental with iron pipes. In the event of natural features, offsets or drill holes will be allowed.* Art Siciliano stated it reads for major subdivisions. Chairman Francisco disagreed, and it could be required on lot line adjustments. Art Siciliano responded the beginning of section 8.0 states for major subdivisions only. Chairman Francisco, after looking further through the document, agreed. Driveway profile design needed and Board to decide on monuments at the next meeting, June 24, 2021.

Vice Chairman Fillmore moved, Chuck Bolton seconded to continue this case to June 24, 2021. Passed 5-0-0

B.) Lot Line Adjustment: Merrill Shepard, Timothy Farmer Rev. Trust & Kurt & Deb Makarian (Arthur Siciliano, Agent) – Misty Lane & Waterman Road, Residential Zone Tax Map 101-128, 101-060 & 401-001. Application is to eliminate tax #101-128 by annexing 3.16 acres to 101-060 and 1.85 acres to 401-001.

The Chair opened the public hearing.

Vice Chairman Fillmore asked if one of the addresses on the application is correct, 17 Waterman Road. Art Siciliano replied yes. Vice Chairman Fillmore stated the assessing card has 7 Misty Lane, also, another address

is incorrect. Naomi Bolton stated the addresses were changed a couple years ago to Misty Lane and Farmer Lane, need to check tax maps. Art Siciliano stated he would make the address corrections on his plan. Vice Chairman Fillmore and Chairman Francisco agreed, the notices need to be sent according to the address on the assessing card.

Chairman Francisco moved, Vice Chairman Fillmore seconded to continue to June 24, 2021 and re-notify with corrected addresses. Passed 5-0-0

C. Eversource – Tree trimming on Scenic Roads Public Hearing – Pursuant to RSA 231:158 The purposes of this public hearing is to hear testimony and public input as to the trimming and removal of trees on Duck Pond Road, Nichols Road, Tiffany Hill Road and West Quaker Road as they are designated scenic roads. The specifications are to remove all brush and limbs less than 4 inches in diameter located within 8 feet to the side, 10 feet below and 15 feet above the conductors. Larger limbs or trees that present a threat to Eversource lines or other equipment because of decay or other defect will be removed on a case by case basis.

The Chair opened the public hearing.

Cory Keefee, Consulting Utility Arborist for Eversource, asked the Board for permission to remove several dead, dying or decayed trees marked with blue & white checked ribbon. A customer on Mount Dearborn Road reached out to Eversource about a hazardous tree on his property. Abutter's permission will be sought as well.

Vice Chairman Fillmore asked since Mount Dearborn Road was not on the list could it be done as it was not noticed as part of this public hearing. Chairman Francisco asked if the tree on Mount Dearborn was dying. Cory Keefee responded yes, a heavy tree with some decay at the base.

Chairman Francisco stated he agrees it should be removed if it is a public hazard. RSA 231:158.1 *As used in this subdivision, "tree" means any woody plant which has a circumference of 15 inches or more at a point 4 feet from the ground.* The Chair is ok with cutting down four-inch limbs.

The Chair asked the Board for comments.

Vice Chairman Fillmore read an excerpt from RSA 231:158.2 ...*you may upon just hearing, but only with the written permission of the selectmen, remove trees or portions of trees, which have been declared a public nuisance... without a hearing.* Ask a Selectmen for a letter for permission to cut it down, it was not listed, no public hearing. Chairman Francisco agreed and asked Jack Meaney for comment.

Jack Meaney stated Cory Keefee needs to contact the Selectmen's office to be put on the agenda.

Vice Chairman Fillmore asked Cory Keefee if any resident questioned why the trees were marked with ribbons. Cory Keefee responded no and he would seek landowner approval/permission first.

The Chair asked if the public at large have any comments about tree trimming on scenic roads. There was none. The Chair closed the public hearing.

Vice Chairman Fillmore moved, Jack Meaney seconded to grant Eversource permission to perform tree trimming on scenic roads as listed in the notice. Passed 5-0-0

D. Expedited Site Plan Review: Lanctot's Center of Weare c/o REI Service Corp. Northpoint Engineering, LLC-Agent, 421, 425 & 427 So. Stark Hwy, Tax 109-7, Commercial Zone. Application is for rehabilitating the parking lot to improve traffic circulation, pedestrian safety, parking layout, lighting & associated drainage improvements. No change to existing buildings.

Vice Chairman Fillmore recused himself from this application. He is doing some work for a subdivision. Chairman Francisco understood, and stated; only four members will be hearing this case.

Chairman Francisco, having read the application, stated the impervious area is being decreased, no need for a conditional use permit. Checklist is complete.

Chairman Francisco moved, Jack Meaney seconded to accept the application as complete. Passed 4-0-0

The Chair opened the public hearing.

Kevin Leonard, Northpoint Engineering, stated all existing buildings are not to change. The purpose is to rehab the parking lot improving circulation, drainage, pedestrian safety and general curb appeal. Currently, there are 126 parking spaces, with a proposed increase of two. All spaces to be 18 ft. x 9 ft., some parking near the buildings. Adding islands will separate drive thru traffic flow from Dunkins to the drop off area at the Day Care business. Turning the excess parking area near the highway into green space. The drive thru length is to be expanded. Dunkins to upgrade their signage and menu board with a separate delivery area. Changing the grade in front of Dunkins to eliminate steps, ADA friendly. Decreasing the impervious zone so no special use permit needed. He asked the Board if they had any questions.

Chairman Francisco asked why would you want two-way traffic right outside the front of the Dunkins building. This was mentioned at the conceptual meeting. Kevin Leonard stated that concern was mentioned at the meeting. The owners of the property are interested in keeping it a two-way for better circulation. Chairman Francisco stated it looks like the drive thru traffic would continue south and not turn east alongside the building.

Jack Meaney stated people park on the south side of the building, even though it is a no parking area. It blocks traffic either way. Kevin Leonard replied it is their hope that would not happen with the additional two spaces. Jack Meaney continued, customers who do not want to wait in the drive thru line and when there are no spaces available out front, park on the south side of the building. Kevin Leonard offered to put up no parking signs. Jack Meaney asked who would enforce it. Kevin Leonard replied good point.

Chuck Bolton stated there is plenty of parking, but a long line at the drive thru makes parking on the north and east side very difficult. Kevin Leonard stated with an increase of the mobile orders using the second lane, this could ease up the congestion at the que.

Ray Menard asked how many cars sit in the que without interfering with parking now vs. after implementing the new plan. Kevin Leonard responded over 15 cars can be in the inside lane and mobile order lane before they block parking spaces. Currently, 7 or 8 can fit in the drive thru before they block spaces.

Jack Meaney concurred, currently, 6 to 8 cars in the drive thru lane block access to parking in the front of the building. Also, if you happen to be parked in one of those front spots you will have a hard time backing out. This happens daily.

Chairman Francisco reiterated what is the advantage to the two-way traffic in the front of the building. If you were coming through drive thru why would you need to go beside the building? Kevin Leonard stated one could determine if the drive thru line is too busy, they could then turn back out towards the south side of the building. In addition, it offers others to circle around and park at the large building.

Chairman Francisco stated he does not have a problem with traffic flowing westerly. He does not think it is necessary for traffic to flow easterly. Kevin Leonard stated the idea is to be able to circle around if there are no available parking spots. Chairman Francisco sees his point.

Chairman Francisco asked about the proposed drainage system. Kevin Leonard shared his plan on the screen showing the drainage network that runs along the main drive isle, along the exit median and along the southeast corner of the property. Additionally, there is drainage along the western corner of the property and in front of the back building (Lancots). The proposed new drainage will be a catch basin on the south side of Dunkins, new drainage in front of the large building (Granite State) and reestablishing a rear back wall ditch (Subway).

Chairman Francisco asked about the lighting plan. Kevin Leonard is proposing all new pole mounted LED lights, placed in the islands. Chairman Francisco explained his concern for a pole placed close to the highway, some light shining onto the roadway. Kevin Leonard stated it could be slid back 20 ft.

Chairman Francisco asked about landscaping, specifically, adding trees to the eliminated remote parking area that is proposed green space. Kevin Leonard responded yes, trees there and in the islands. Chairman Francisco suggested 15 to 20 trees would make a big impact. Ray Menard stated there are trees on the plan. Kevin Leonard stated those are existing trees that will be removed. Some of the larger trees along the larger building (Granite State) that will be removed, some towards the daycare end will be spared. Kevin Leonard stated he could provide a landscape plan. The rehabbing is anticipated to be done in phases in order to keep the businesses open. Working in sections.

The Chair asked the public at large to speak. There was none.
The Chair asked the Board if they had any questions.

Chuck Bolton commented the downcast lighting along Route 114 would not affect driving on the highway. Most Dunkins have parking issues. Parking is hard to get too, not easily solved. Chairman Francisco agreed and the proposed plan puts parking close to the buildings. Kevin Leonard stated they are attempting to align drivelines and improve snowplow navigation.

Jack Meaney asked if the rehab plan included enhancing the entrance to the plaza. This area is not well defined, causing low visibility in inclement weather. It needs proper delineation reinforcing where the entrance begins. Kevin Leonard responded there is no change proposed to the entrance other than to rebuild the median, concrete with granite curb. He suggested new landscaping might help designate the entrance.

In reference to the two-way lane on the south side of Dunkins, Jack Meaney suggested expanding towards the building with an island. Or, increase the parking space area by one space. This would allow for a one-way in or out solving the illegal parking issues along the building.

Chairman Francisco raised the issue of drivers cutting the corner on the entrance median, to access the store/gas pumps, a shorter distance. At times driving over the median to avoid going down the driveline. Kevin Leonard stated with signs, *Do Not Enter*, their intent is to discourage drivers from doing so. Looking to add granite curbing to circumvent drivers from exiting Lancots by driving in the path of others using the gas pumps.

Chairman Francisco stated outstanding is moving a light pole, enhancing with landscaping and reconfiguring the two-way strip south side of Dunkins. Kevin Leonard stated having discussed the two-way driveline with the property owner at length; it is how he wants it.

Ray Menard requested statistical information regarding the how many cars enter on the hour. Processing how many cars interfere with parking during peak hours. Kevin Leonard responded the ideal scenario is the sixth car in the drive thru lane is at the menu board. This new efficient distance along with the new menu board will keep the flow moving. A business model, studied and designed with corporate, limiting the wait time at the drive up window.

Chairman Francisco restated his concerns for two-way traffic in front of Dunkins as the center aisle dictates. Otherwise, drivers could get stuck, he is not sure of a solution. Kevin Leonard agreed.

Chairman Francisco stated the only way to make it one-way traffic, south of Dunkins, is with a center isle. This could present problems for the adjacent nine parking spaces. Other considerations are the landscaping plan and moving the light pole. Conditional approvals are tricky. Most of the trees are being removed.

Kevin Leonard suggested having a landscaping plan approved before implemented. His contractor is looking to get moving on the job. He does not want landscaping to be the reason for a delay.

Chairman Francisco suggested continuing the discussion at the June 10th work session.

Jack Meaney suggested giving the go ahead with the condition an addendum for landscaping be submitted by June 10th.

Ray Menard suggested a conditional approval stating a landscape plan has to be approved by a specific date.

Chairman Francisco stated a conditional approval pending a landscape plan, with a ripped up parking lot, could be difficult.

Naomi Bolton commented with the holiday looming, June 10th is not that far off. She suggested submitting a landscape plan prior. Kevin Leonard requested a dollar figure for the landscaping. He will present a landscaping plan in advance of the June 10th meeting.

Chairman Francisco asked if there is a plan to change the sign. Kevin Leonard replied not as part of this application. Perhaps in the future.

Chairman Francisco clarified the light pole needs to move, add landscaping and return on June 10th. He asked for a motion.

Jack Meaney moved, Chuck Bolton seconded to continue to June 10, 2021 to have the light pole moved and landscaping plan. Passed 4-0-0

Chuck Bolton offered his observation. Why not have the entrance to drive-up at the northern most point of the property, swinging in and then heading straight out, back to the highway. A major change, but it would alleviate congested parking issues. Jack Meaney stated that would involve the NHDOT, time prohibited. Chuck Bolton expressed it would enhance the flow. Chairman Francisco understands Chuck's point, but the State would not be open to an additional access point from Route 114. Though, he agrees it is a great solution, plenty of frontage. However, it would be a hard sell to the State.

E. Site Plan Review & Conditional Use Permit: ENI 55 B&B Lane, LLC 55 B & B Lane, Tax Map 411-197, Industrial Zone Application is for the addition of 2 above ground liquid propane fuel storage tanks & a subsurface waste disposal system. The property is currently improved with a diesel fueling area & 2-bay mechanic shop which will remain.

Vice Chairman Fillmore returned to the Board as a voting member.

Chairman Francisco having read the application finds it complete as it was conceptually presented recently. Sandy Guay, Esquire, Archipelago Law, asserted at the previous design review meeting the Board did vote to find the application complete.

Jack Meaney moved, Chuck Bolton seconded to accept the application as complete. Passed 5-0-0

The Chair opened the public hearing.

Sandra Guay, permitting attorney for this project, introduced Peter Kropp, ENI representative, Chris Tymula, Project Engineer with GPI Engineering and Jody Ameden with Crown Energy Solutions. She continued, the property is a 2.6 acre parcel located in the industrial zoning district within the aquifer protection zone. The storage and distribution centers are permitted and allowed by right. At the previous plan review meeting, the Board determined there is a need for a conditional use permit because of the increase in the maximum lot coverage. She referred the Board to her packet.

Chris Tymula began by sharing his proposed plan on his screen. Describing the plan in detail he stated the proposed above ground storage tanks have snow storage areas and flanking each side are bobtail parking spaces. All of which is enclosed in a six foot tall chain-link fence. This area has lock-gated access points. Draining and grading, originally called for silk fence, was changed to a silt sock sediment control device. The gravel construction exit adds additional erosion control, which in turns prevents the tracking of dirt onto the roadway. Proposed is a five-foot wide infiltration trench located down gradient for storm water runoff on the entire development. It will also serve as a groundwater recharge. Today's plan includes the septic tank and enviroseptic leach field. The well has been shifted over five feet feeding the garage with water service. Septic system to be submitted next week to NHDES.

Vice Chairman Fillmore asked if the impervious area could be reduced. Chris Tymula replied their driveway aisles are minimum at 25 feet in width, normally 30 feet. Vice Chairman Fillmore asked instead of only adding impervious area, perhaps reducing some elsewhere. For example, the cross driveway to another company and up against the lot line. Chris Tymula stated their idea was to set the tanks towards the front of the property, less disturbance in the back remainder of the property. Energy North's operating department did not want the perimeter fencing. It was relocated to just around the propane tanks. He is not sure anything else can be done in the rear.

The Chair requests a motion to accept the conditional use permit application.

Jack Meaney moved, Vice Chairman Fillmore seconded to accept the conditional use permit application. Passed 5-0-0

Chairman Francisco stated in a letter from the Board of Firewards/Fire Chief Vezina, they advised the proposed fuel storage is beyond the expertise of their office. They are requesting assistance from the State Fire Marshall's Office. Fire Chief Vezina's letter, dated May 24, 2021, stated the town could incur expenses for this technical assistance. He is looking for the applicant to pay. Sandra Guay stated, though she is not in receipt of Fire Chief Vezina's letter, the applicant will pay for the assistance. Chairman Francisco to forward the Chief's letter to her.

Chairman Francisco agreed with Vice Chairman Fillmore it would be nice to see some grass where you would not be driving over it.

Jack Meaney asked once this operation is approved and running what will the increase traffic impact be. Peter Kropp replied they anticipate two to three additional bobtail trucks for home deliveries. They will leave in the morning and return around noon. Then refuel and come back in the evening. Additionally, there is also a larger transport truck that will run every two to three days in the winter and once or twice a week in summer. They do not consider this a substantial increase in traffic.

Jack Meaney asked about other contracted trucks not associated with the Energy North. Peter Kropp answered they will not be third party wholesaling at this facility.

Vice Chairman Fillmore asked if trucks would be left parked overnight. Peter Kropp replied they are looking to leave two to three bobtail trucks overnight. Two trucks for now on site locked and parked at the filling pad on either side of the storage tanks. Additional trucks would be parked in the back of the lot in a gated pen, not shown on the proposed plan.

Vice Chairman Fillmore asked where would the truck driver's vehicles be parked when they leave for deliveries in the bobtails. Peter Kropp answered towards the rear near the maintenance building. Vice Chairman Fillmore is concerned with respect to the aquifer protection zone. Without addressing the additional impervious area and not shaving any off elsewhere, the plan is not favorable. Is the driveway to a separate facility, not owned by ENI, necessary?

Chris Tymula answered they are improving the aquifer by proposing a stone lined trench. There is currently no storm water receptors on site. A significant upgrade to water management.

Chairman Francisco does not doubt this is an improvement; however, a whole lot of water will be blocked by the leach field. Chris Tymula responded based on the seasonal high water table, they do not anticipate any change in the leach field grade. The water to traverse the property over the gravel to the 230-foot infiltration trench. Five feet wide with crushed stone.

Chairman Francisco asked what is their seasonal high water table. Chris Tymula responded 48 inches. Enviroseptic reduces the amount of fill needed on site.

Vice Chairman Fillmore asked if the leach field design complies with the aquifer leach field regulations. It has different requirements. Chris Tymula does not have that information, septic system not finalized. Vice Chairman Fillmore explained it adds another couple of feet of separation distance. Chris Tymula to investigate. If the septic system is higher, the new gravel area will capture along with the infiltration trenches.

Chairman Francisco asked how many total employees will there be. Peter Kropp replied currently there are three delivery drivers, two additional trucks brings the total to five. Chairman Francisco suggested noting the plan to cap the employees at six. Chris Tymula stated the proposed plan does not specify the number of employees. Peter Kropp is not comfortable with noting the plan to limit the number of employees to six. He suggested eight to ten as fulltime employees operating out of the site. He stated there is no one fulltime at eight hours a day. They arrive in their vehicles, and then head out in delivery trucks, returning in the evening. Vice Chairman Fillmore stated a driver who arrives and parks their car would be considered a site employee. Driving a truck, pulling in, filling up and leaving, is a fulltime site employee. Chris Tymula would be suffice with eight as the number of employees noted on the plan.

Chairman Francisco stated eight truck drivers at two trips a day is sixteen trips a day. The big trucks add another trip bringing the total to seventeen to eighteen trips per day. Peter Kropp reiterates eight total employees.

Chairman Francisco commented this would limit the number of trips a day to twenty or less. The road is residential; there have been grievances in the past.

The Chair asked the public at large to speak. There was none.
The Chair closed the public hearing.

Chairman Francisco asked if the fire department would have access to the locked gates around the propane tanks. Chris Tymula responded yes a Knox Box on site. Chairman Francisco would like this noted on the plan.

Vice Chairman Fillmore emphasized the Fire Marshall will have some requirements.

Chairman Francisco commented the hours of operation are sixty-six, traffic, and snow storage, everything is covered.

The Chair asked the Board for comments. There was none.

Chairman Francisco stated a member of their team needs to get in touch with Fire Chief Vezina. His letter indicates to call him at 529-2352.

Jody Ameden responded she has been in contact with Chief Vezina regarding the State oversight.

The Chair asked for more questions or comments.

Vice Chairman Fillmore asked Jody Ameden if the Fire Chief indicated how long the State oversight review may take. Jody Ameden replied not very long, designs are reviewed and a site walk follows. Deciding whether it is compliant with NFPA 58. She will look into their timing; offering, a condition of the approval is a favorable review.

Chairman Francisco and Vice Chairman Fillmore are interested in their review.

Chris Tymula stated there is a note on the plan the above ground propane tanks to be designed in accordance with NFPA 58.

Vice Chairman Fillmore reiterated the review findings are necessary.

Jody Ameden stated the State is very familiar with Crown Energy's work and have reviewed a number of facilities in this area. Chris Tymula added the only sticking point is the separation between the tanks and the structure, minimum of 50 ft. The proposed is 60 ft., which complies with NFPA 58, designed for fire safety.

Chairman Francisco asked if they expect to hear back in two weeks. Jody Ameden replied she would check with the Fire Chief.

Sandra Guay asked if the Board would consider a conditional approval based on the Fire Chief's sign off of the State's inspection. Chairman Francisco stated the State's sign off should be in time for the next meeting. Outstanding is septic system approval, noted Knox Box, eight employees and the Firewards approval.

Sandra Guay again asked if the Board would consider a conditional approval based on the assumption the other items are taken care of based on NHDES septic design approval. Chairman Francisco replied yes, but he wants to hear from the Firewards before a conditional use official approval.

Jody Ameden stated any recommendations would come from the Fire Chief. Vice Chairman Fillmore explained if a conditional use was granted approval and something needed to move, you would start again. He suggested to continue to June 10th. Chairman Francisco agreed.

Jody Ameden stated providing they hear back by June 10th. Chairman Francisco stated if not, it would be continued until June 24th. Peter Kropp responded that works for Energy North.

Chairman Francisco restated outstanding is noted Knox Box under light on the gates, septic approval, a note stating eight employees and the sign off from the Firewards.

**Vice Chairman Fillmore moved, Jack Meaney seconded to move to continue to June 10, 2021.
Passed 5-0-0**

Ray Menard mentioned the cost for the Fire Marshall assistance. Vice Chairman Fillmore asked Naomi Bolton if that entailed a \$1500 escrow. Naomi Bolton replied an engineering escrow starting at \$1500.00 would work. If more money is need to reach out to Sandra Guay.

Sandra Guay questioned the \$1500.00 escrow fee. Vice Chairman Fillmore explained it is to cover the cost the Fire Marshall may charge the town.

III. MINUTES

April 22, 2021 Minutes: **Jack Meaney moved, Vice Chairman Fillmore seconded to accept the minutes of April 22nd as written, passed 5-0-0.**

IV. OTHER

1. Vice Chairman Fillmore stated the State Appeals Board made their first decision last week regarding the Francestown Planning Board. The State overturned the Planning Board's decision based on the fact they determined the Board's reasoning was too vague. Decisions have to be void of personal feelings.
2. Ray Menard stated he thought the affordable housing webinar was interesting and educational.

V. NEXT MEETING

Thursday, June 10, 2021 at 7:00 pm.

Being there was no further business to come before the Board, Vice Chairman Fillmore moved, Jack Meaney seconded to adjourn the meeting at 9:15 pm. Passed 5-0-0

A True Record

Karen Nelson

Karen Nelson transcribed from

You Tube Recording, TA Bolton notes