

WEARE PLANNING BOARD
Final Minutes of the Meeting
Of March 24, 2016

Present: Frank Bolton (Vice Chair), Neal Kurk (Secretary), Bruce Fillmore (Member), Tom Clow (Exofficio), Chip Meany (Land Use Coordinator), Tina Ripley (Minute Taker)

Guests: Scott Silva, William Boisvert Sara Dunn, Joshua Dunn, Michal Boisvert, Frederick Hippler, Heather Mulholland, Art Siciliano

I. Call to order.

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

II. Conceptual Review

Coldspring RV, Colby Road, Map 412-170.2, Scott & Todd Silva

Scott Silva said there are three projects they are looking to do and they all involve each other. Mr. Silva said they purchased the Colby Road property from GM Investment. Mr. Silva said he would like to use that property for storage for RV's. Mr. Silva said the land is not flat enough for that yet. Mr. Silva said what he would like to do is go across the road from the dealership and put in more parking and take that dirt and put it on the Colby Road lot. Mr. Silva they would like to put in a mini storage unit on the Coldspring lot. Neal asked if the proposed building on the map was for mini storage and Mr. Silva said yes. Neal asked what the proposed parking was for and Mr. Silva said parking. Neal said right now this site is setup to be only used for storage of sold recreational vehicles, not for storage of unsold recreational vehicles. Neal asked what the use of the proposed parking is and Mr. Silva said sold recreational vehicles, unsold recreational vehicles and anything they need to put there. Neal asked how many units there would be for the mini storage and Mr. Silva said he didn't know yet. Mr. Silva said maybe forty and said that he will be attending a convention in April to go over it. Neal asked about traffic. Mr. Silva said if they have 39-40 units, it is monthly storage and thinks it will be very minimal. Mr. Silva said his goal is to get the items to Colby Road since it not his favorite thing to cross Route 114 with a tractor.

Frank asked if they were going to do a topo on the Colby Road section and Mr. Siciliano said they have one on the existing but not the proposed. Neal asked if there was going to be access across the wetlands from Colby Road and Mr. Silva said they will be going for a wetlands permit at some point so they can access the other land. Neal asked why it is necessary to have only 100' buffer on one side and Bruce said it is a different zone. Mr. Siciliano said it is being using as Residential. Chip said suggested to Mr. Silva to incorporate all of his proposed plans into the site plan he will be applying for so he won't have to come back for bits and pieces. Mr. Silva said they have 66 acres, 20 acres is out of current use and 46 acres is in current use. Neal said you would be taking so many acres out of current use and Mr. Silva said yes. Frank asked if there was a yardage

estimate for the fill and Mr. Silva said he doesn't know. Bruce said they would need to see something regarding the runoff for the parking lot. Neal asked if they would be paving the Colby Road lot and Mr. Silva said no except a small strip near the entrance.

Mr. Silva said he is not sure what size storage he will put in yet, he is going to a convention, 30' x160'. Neal asked Mr. Silva if he would be putting up a sign & Mr. Silva said he would on the building. Mr. Silva asked what the next step would be and Chip said it would be to file a site plan.

III. Site Plan Review

Continuation of site plan review for William Boisvert at Map 109-11, south Stark Highway in a Commercial Zone

Frank made Bruce acting chair.

Bruce went through the application checklist. Bruce said there are two question marks in the waiver column and both Chip and Mr. Siciliano said they are not theirs. Neal asked if there are any buildings within 100' of the proposed building and Mr. Siciliano said no. Bruce said there are parking spaces on the map. Bruce asked Mr. Siciliano if he had any information on the exterior lighting. Neal said there is note on the plan for lightning. Bruce said he skipped abutters. Bruce said there is question on number 5 and asked Mr. Siciliano if he had a reference plan showing how he was going to put a lot configuration. Mr. Siciliano said he didn't show it on the plan and Bruce said it isn't listed either. Bruce said if there is an unrecorded plan, can you get the Board a copy of it. Mr. Siciliano said all the plans are recorded and Bruce said there is a plan that references an unrecorded plan. Bruce said the Board needs a copy of the plan that shows the lot line and the wetland buffer line. Bruce said he would consider the application incomplete. Bruce asked Mr. Siciliano if he would like to continue and Mr. Siciliano said he would like to continue. Neal moved to continue the application of William Boisvert received on October 8 2015 to construct a 1200 sq. building on lot 109/11 to April 28, 2016. Tom seconded. Motion passed. 4-0-0.

Site Plan Review for Josh Dunn, DBA, NSN Fitness, 731 Concord Stage Road, Map 403-16.1 in a Commercial Zone

Josh Dunn said he is trying to open up the gym on 731 Concord Stage Road(the old daycare) and said they have the land survey plan, site plan and checklist done. Frank asked about the septic system and Chip said it is not a problem. Neal said when you say no problem, the use is being changed, there may be an effect. Chip said no because it was designed as a daycare for multiple use of small children and the amount of use it will get as a fitness facility is about the same loading. Neal asked if there is something in the application package that deals with it and Chip said there is nothing, but everybody that has addresses the septic system is fine with it. Frank asked if there is a plan on file and Chip said yes. Mr. Dunn said he talked to his surveyor and the septic information is on the site plan at note #6.

Neal moved to accept application as complete. Tom seconded. Motion passed. 4-0-0 Chip said that Mr. Dunn has a description of exactly what he is planning on doing, a couple of narratives explaining what he wants to do with the building and business and parking lot narrative. Neal asked Mr. Dunn if he was buying the property and Mr. Dunn said yes. Mr. Dunn said they are going for a 24 hour facility with a swipe card key entry and security cameras. Mr. Dunn said there is going to be a large boot camp room and upstairs in the loft will be cardio equipment only, on the left hand side there will be a lifting station and bags to do kickboxing. Mr. Dunn said they will be using the existing sign. Frank asked about the swipe cards and the possibility of them not working. Mr. Dunn said they would be issued two in case one did not work.

Neal asked about the exterior lighting and how it would affect the neighbors. Mr. Dunn said all the lights are going to be turned down towards the parking lot. Neal asked how high the lights will be and Mr. Dunn said they are the existing lights and are probably about 8 feet. Frank asked where the entrance will be and Mr. Dunn said on the side. Neal said there is a neighbor that also has frontage on Route 77, said he would be concerned about the lighting depending on where it is and how you pitch it on the apartment buildings. Neal said as far as the neighbor is concerned, it would be nice not to have lights shining 24/7 or during the sleeping hours, if they weren't pitched in such a way they reached his house. Mr. Dunn said they could do a sensor light. Mr. Dunn said they have 9 parking spots out front and said the back parking lot probably wouldn't be touched in the late evening. Neal said number 12 on the checklist asks for lighting information and cut sheets and asked to see them. Chip said they are all existing fixtures. Mr. Dunn said he doesn't have the new ones and the new ones are going into an existing spot. Heather Mulholland said she thinks she is the neighbor the Board is talking about. Neal said the Foote residence is the one he is referring to. Ms. Mulholland said the Footes have exterior lights on poles lighting their equipment. Neal said he is talking about the lighting on this building affecting the Footes' and her property. Ms. Mulholland said she has dusk to dawn lights on her garage and said the Footes' lighting overpowers what will be on the fitness facility.

Tom said when you swipe card 24 hours a day, does that mean the building will be not be staffed? Mr. Dunn said that would be correct and said he would be there some hours but not 24/7. Mr. Dunn said this is to allow people to work out on their own and said he has to get the insurance for it. Mr. Dunn said he did check with police and fire departments and they were not concerned about it. Tom asked if there was any kind of an emergency phone and Mr. Dunn said there would be. Tom said when the car wash went in, there was a lot of discussion about businesses being open 24 hours and said the Board decided against it. Tom asked if this has been part of the discussion and Neal said no.

Bruce said they received a letter from the DPW and said right now the way the contours are drawn the water will run towards the building and all the water will run through the parking lot unto Lufkin Road. Bruce said they will need a retention swale for the water. Mr. Dunn said he had Townes Excavating (Elton Townes) out there with the Road Agent and they discussed the plan and said he could dig and the Road Agent approved of it. Mr. Dunn said Mr. Townes would dig a trench that would allow the water to flow to Lufkin

Road then to the culvert under the driveway. Chip said he thinks everyone is of the opinion that a small retention pond is needed on site. Neal said to relocate light to where they are going to be. Bruce asked for a couple of pictures of the lights. Neal brought up the police letter with the number of people leaving at the same time. Mr. Dunn said their average class runs 6-15 and doesn't think it will be an issue. Chip said the only comment he has, is there may need to be some in-fill planting in the row of trees on the eastern side.

Bruce asked Mr. Dunn to add a note to the plan stating he would not do any work in the state right of way.

Neal said he thinks they should address Tom's issue of open 24 hours. Tom said the only reason he asked the question was previous discussion several years ago, if they allow a 24/7 business in one case, does that mean we set a precedent for other 24 hour businesses in town. Tom said he thinks we would have a hard time saying no to one business if we allow it for another business. Neal said there is a difference, all of this business is contained within the four walls of the structure and there would be two consequences of 24/7 - 1) lights and 2) traffic. Neal said with respect to the car wash, there would be traffic and lights, but the activity was occurring outside of the building.

Bruce asked the abutter what she thought. Ms. Mulholland said she has mixed emotions because she lives alone. Ms. Mulholland said she likes the lighting idea and said she has dusk to dawn lighting. Ms. Mulholland said she is okay with a fitness gym.

Neal asked Ms. Mulholland how she feels about the traffic and she said she doesn't think it will be an issue. Neal said it would be the noise. Ms. Mulholland said she could hear the daycare noise when it was there. Ms. Mulholland said she doesn't think there will be a lot of traffic between 10pm and 5 am.

Bruce moved to continue the application to April 28, 2016 with the applicant to talk with his engineer to come up with a drainage plan, re-grade the parking lot to eliminate any water flow onto Lufkin Road, bring pictures of lighting, add a note on plan saying no activity on state right of way, planting of vegetation in the holes on the eastern side on map. Neal seconded. Frank said he doesn't feel they are committing to any kind of 24 hour business. Motion passed. 4-0-0.

IV. Adjournment.

Neal moved that we adjourn. Bruce seconded. Motion passed. 4-0-0

Respectfully submitted,

Tina Ripley
Minute Taker