

PLANNING BOARD

August 10, 2017 - Final Minutes

Attendees: Bruce Fillmore (Chair), John van Loendersloot, Frank Bolton, Neal Kurk, Tom Clow, Chip Meany (Land use Coordinator), Jennifer Scoledge (Minute Taker)

Meeting called to order at 7:02pm by Mr. Fillmore

Guests: Art Siciliano, M. R. Dahlberg

Mr. Fillmore appointed Mr. van Loendersloot as a voting member.

I. Conceptual Review for Gary Remillard, 397 River Road, map 412-202 & 205 in a Commercial Zone

- a. Mr. Dahlberg did a site plan for Mr. Remillard in Oct 2016 for a 5 unit building that was already approved by the Planning Board. Mr. Remillard has bought the abutting lot of 412-205 that abuts the river. 9.5 acre lot. He would like to cut off the house and absorb 7.47 acres with map lot 412-202 and would like to conceptually construct 3 multi tenant buildings and a commercial condo.
- b. They looked at coming out on North Riverdale road with a new road and doing a fully commercial subdivision with 3 lots, unfortunately with setbacks, they could obtain variances and waivers, but then the roadway would need to be directly across the street from the house map 412 lot 213 across from the south side of North Riverdale road and didn't think it would be a good situation for the neighborhood. This way Mr. Remillard can construct the commercial buildings on the larger section of the commercial part of the property and providing a good buffer off Riverdale road and the neighbors on Riverdale road.
- c. Out of the floodplain, they can meet all shoreline setbacks and the minimum percentages of coverages to maintain the woodland buffer.
- d. Looking for input from the Planning Board to see if there would be any hangups on developing a commercial property.
- e. Mr. Dahlberg has a letter from Chip Meany stating the whole parcel is zoned commercial.
- f. Oil Mill Road has a 911 address
- g. Mr. Dahlberg states it will not have any effect on traffic, Mr. Kurk questioned this, Mr. Dahlberg said that it could be a possibility.
- h. Mr. Kurk said we will need a copy of common area agreement that will need to be approved by the town attorney.
- i. The existing gravel driveway for lot 203 is a private driveway.
- j. Mr. Kurk asked what type of vegetation is in the area. Mr. Dahlberg stated that the upper section of the outer shore line area was cleared approximately 3-4 mos ago. The entire shoreline area has been untouched (250 from the edge of the river). Cannot put any structures within 50 feet of the river. He will be putting the building in the shoreline area. Mr. Dahlberg states 35% has to stay untouched(undeveloped). The other 65% can be developed. A continuous strip along the edge of the river outside the 50 foot setback line. There are specific permits that are needed with a heavy drainage treatment and onsite storage. There is Group 1 soil, all gravel, Mr. Dahlberg doesn't see any problem with a design. They have lots of area to work with.
- k. Mr. Kurk asked why the particular configuration and Mr. Dahlberg states to make the lot 2 acres and to be along the river. River frontage is appealing to some. They can put

restrictions on the plan regarding chemicals and such. Mr. Kurk wants to know if the existing piece is over the aquifer and yes it is.

- l. Mr. van Loendersloot asking if any specific signs will be needed. Mr Dahlberg said they figure they will need some type of signs, but they haven't gotten that far into planning yet.
- m. Mr. van Loendersloot asked who owns Oil Mill. That road is owned by 412 lot 201, but there is a joint access agreement. The access agreement allows increase in traffic. Mr. Dahlberg will give a copy of the access agreement.
- n. Mr. Kurk asked if any of the 3 buildings will be visible off site? Mr. Dahlberg said no. Mr. Kurk asked about noise and hours of operation and Mr. Dahlberg said that's part of the site plan review and if the board has issues, they can make restrictions.
- o. Mr. van Loendersloot asked if looking for completion by the end of the year? Mr. Dahlberg said it would most likely be complete by the next construction phase.
- p. Fillmore asked is this going to be all at once or one at a time, Dahlberg said maybe one at a time, but it hasn't been discussed yet.
- q. Mr. Bolton asked about the area of elevation, asked what are the dashed lines? Mr. Dahlberg said the dash lines are existing contours.
- r. Mr. van Loendersloot asked about proposed buildings, is there question about a garage? Mr. Dahlberg said they wouldn't be full of mechanics. The existing L shaped building there are mechanics, but not sure about the rest of the units. But whatever goes in has to comply with the current zoning. Mr. Remillard has moved everything off the lot.
- s. Mr. Kurk states regulations about the aquifer protection zone and asks if he will meet that. Mr. Dahlberg said it will be less than the criteria. Mr. Dahlberg said the position of the town has always been that they need to treat the drainage.
- t. Mr. Kurk, asked if they get approval, but then they want to put in compost facility, can we grant a conditional use? Mr. Fillmore said because in aquifer zone, they could be excluded.
- u. What percentage is going to be paved? Mr. Dahlberg said 50% or less.
- v. Mr. Bolton asked if there is room for more than 5 units and Mr. Dahlberg said there might be, but it depends what the client wants to get out of it. All current units are occupied, Mr. Dahlberg believes nothing is vacant.

II. Gerry Haynes of Haynes Mulch on B&B lane map 411 lot 194

- a. Wants to put a 30 x 60 addition on the back of his existing building.
- b. There was a lot line adjust 1.5 yrs ago where he picked up 45 acres from. Map 411 lot 194 is a total of 48.9 acres he wants to put up an 1800 sq ft addition.
- c. Already has an approved site plan says 1500 sq ft or less than 10% which are 2 different numbers.. Mr. Dahlberg doesn't think there are any issues with the site plan, but wasn't sure if they needed an amendment.
- d. The addition is going to be enclosed. The floors will be concrete or paved, not dirt. Mr. Kurk asking if it's for storage and Dahlberg is uncertain. Mr. Meaney said currently everything is stored outside and he wants to bring items inside.
- e. Mr. Fillmore said to come in for an amended site plan.
- f. Mr. Kurk stated abutters should be notified.
- g. Mr. Kurk asked if roofline will follow existing building and Mr. Dahlberg said most likely, but it will all be laid out in the plans.
- h. Mr. Meaney explained the difference between the process of a new site plan vs. an amendment to the existing.

III. Subdivision: Dean Gibson & East Coast Industrial Properties, LLC, West side of Perkins Pond Road, Map 410-57 in an R/A Zone.

Mr. Siciliano states that the plans were previously approved. The mylar was amended and it wasn't what the original plan that was approved. He amended the mylar to match what he found which is not what the Planning Board approved. He is asking the Planning Board to approve the mylar that he submitted with the amendment of the moving of the pins. The amendment would decrease the lot by 12.3 feet. This is a technical correction. Reference the minutes on June 8th

Mr. Kurk moved that we approve the change in the back lot line of Subdivision plan for tax lot 410-57 for GM investment properties as shown on the survey dated July 24th 2017, seconded by Mr. Clow. 5-0-0

IV. Stone wall removal from a driveway entrance for Frank Burl at Map 202-94.2, corner of Rockland Road and Concord Stage Road. Board of Selectmen is requesting clarification from Planning Board of an already approved driveway application.

One of the Select board members thought it was too close to Merrill Road. The new location was an improvement as it's further from the wetlands and closed up the other access. Mr. van Loendersloot said the Public works director had input on this and said that the new proposed driveway is a better site than the original proposed driveway. The driveway has already been approved in this location. Mr. Kurk stated that the new location of the approved driveway is further from Merrill road than the original opening. The old driveway is moving away from the wetlands and they are putting the stones in the opening of the old driveway. The concern of the Board of Selectmen was the location of the new driveway.

I. OTHER BUSINESS

Reviewed 4/27/17 minutes Mr. Clow made a motion to approve as amended, Mr. Kurk seconded 4-0-1

Reviewed 7/27/17 minutes Mr. van Loendersloot made a motion to accept as written, Mr. Kurk seconded 3-0-2

Mr. van Loendersloot moved to adjourn at 8:07pm and Mr. Kurk seconded 5-0-0

Respectfully, Jennifer Scoledge (minute taker)