MEETING CALLED TO ORDER AT 6:00 P.M.

PLEDGE OF ALLEGIANCE

INTRODUCE MEMBERS OF THE BOARD

PRESENT: Richard (Dick) Marshall (Chairman), Tom Walsh (Vice-Chairman) Chris Stelmach, Paul Scarpetti, M. Reed, and David Boutin (Town Council Representative)

ALTERNATES: Don Winterton

EXCUSED: Mike Somers

STAFF: Nicholas Williams (Town Planner)

APPROVAL OF MINUTES FOR NOVEMBER 2, 2020

November 2, 2020 Meeting – D. Boutin motioned to approve the minutes of the November 2, 2020 meeting. Seconded by M. Reed. T. Walsh abstained due to not being in attendance at the November 2, 2020 meeting. Motion carried unanimously with a vote of 7-0.

COMPLETENESS REVIEW AND PUBLIC HEARING

1. MANCHESTER SAND & GRAVEL AND EVERSOURCE #2020-32
   21 Lehoux Drive and 13 Legends Drive, Map 24, Lot 36 and Map 25, Lot 80
   Lot Line Adjustment

Nick Golon (TF Moran): With me is Kurt Nelson, Senior Siting and Permitting Specialist with Eversource. We completed a lot line adjustment on the westerly portion of Lot 25-80 about three years ago which allowed Eversource the opportunity to expand their pole yard. At this point Eversource has made a considerable investment in their facilities in southern New Hampshire, specifically Hooksett. It was brought to their attention that the opportunity to acquire additional land was there and is was in their best interest to acquire it for additional expansion considerations. They would be acquiring just under ten acres from Manchester Sand & Gravel which is the larger portion to the west. It is about a five acre area that is relatively flat. There is an additional 2 1/2 acres of slope easement and an additional 2.03 acres that comprises an easement that provides access to the northerly portion of the site. No waivers are being requested.
D. Marshall: Are the plans complete?

N. Williams: Yes

_D. Boutin motioned to find plans complete for a lot line adjustment for Manchester Sand & Gravel and Eversource, #2020-32, 21 Lehoux Drive and 13 Legends Drive, Map 24, Lot 36 and Map 25, Lot 80. Seconded by D. Winterton._

D. Boutin: Does the easement on the southern end tie into the roadway?

N. Golon: Yes. In two places. It was in their best interest to maintain those access rights. We will provide the town with the said easement.

D. Boutin: Where does it intersect on the northerly part?

N. Golon: Industrial Park Drive.

D. Boutin: The whole easement is gravel?

N. Golon: Paved and gravel which is it’s current condition.

Motion carried unanimously with a vote of 7-0.

T. Walsh: Could you please explain the lot line on the top of the plan. In that easement.

N. Golon: Odd remainder portion that was attached to Manchester Sand & Gravel. I don’t know why that was part of that lot but it was a portion that was connected near the portion of the site that is currently paved. There was a portion of the lot that was a remainder associated with Manchester Sand & Gravel. Originally they were not going to include that but that creates a parcel without frontage that is non-conforming. Manchester Sand & Gravel was kind enough to work with Eversource to combine that with the overall area they are acquiring but they are going to retain drainage entitlement rights.

T. Walsh: I am looking at the top of Lot 25-80. The lot line will be abandoned. I am not understanding what is taking place. You just pointed out the whole parcel above that which is Manchester Sand. Who owns that one easement now if that lot line is to be abandoned?

N. Golon: It is in fee property owned by Manchester Sand & Gravel. There was no easement there before. It is an odd configuration. I can only assume that it was retained due to drainage rights. I am not sure how Manchester Sand & Gravel intends to use it but they want to maintain that right should they need it in the future.

D. Marshall: Bruce had no problem except the gravel road is not gravel but is sand.

N. Golon: From a specification of material it is gravel though on the low end of the spec. There are no visible blowouts of that roadway. It is an existing condition and should they decide to develop that this would come back to you and the roads would have to be made to an appropriate standard.
Open public hearing.

Open to public comments.

No public comments.

Close to public comments.

Close public hearing.

D. Boutin motioned to approve a lot line adjustment for Manchester Sand & Gravel and Eversource #2020-32, 21, Lehoux Drive and 13 Legends Drive, Map 24, Lot 36 and Map 25, Lot 80. Seconded by P. Scarpetti. Motion carried unanimously with a vote of 7-0.

OTHER BUSINESS

2. PLANNING BOARD FEES

N. Williams presented the existing Planning Board fees that have been in effect since 2008 and stated that he does not believe there is a need to go up on any of them. He would like to streamline the process on collecting the fees. Proposed changes will go before the Town Council.

3. ZONING BOARD OF ADJUSTMENT NOVEMBER 10, 2020 MEETING UPDATE

N. Williams stated that the ZBA had a continued public hearing for the two use variance requests on either side of Exit 11 as well as the excavation permit for the Ritchie Brothers site. It was motioned to enact RSA 36:54 which is the developments of regional impact. We have submitted the applications to SNHPC. They are required to notify our abutting communities. The ZBA mentioned Bow and Manchester for potential traffic impacts on those communities. SNHPC will review the applications, provide comment, and then we are required to provide notice to Bow and Manchester when this goes back before the ZBA. In the event it makes it to Planning it gives them a seat at the table here as well.

4. PROPOSED ZONING AMENDMENTS; TAX MAP 6 LOT 10

N. Williams stated that he has been approached by a developer who is interested in potentially having a discussion with the Board on the Otterson property and would like to get an idea for how this proposal would be received by the Board. The 40 acre parcel occupies the land between both ends of Post Road and is zoned Commercial. It has approximately 800 feet of frontage on DW Highway. The proposal would include one of the two following scenarios:

1. Subdividing the property in half and petitioning for the rear parcel to be rezoned to allow for medium/high density residential development. The front parcel would remain commercial with an access easement to the development in the rear.

2. Petitioning for the parcel to be rezoned to Mixed Use District 2, which would require that a master plan be submitted and approved by the Board, possibly as a phased development, to include both commercial and residential uses.
Board discussion ensued relative to this matter and the potential uses for the property. N. Williams is going to reach out the potential application relative to the Board discussion.

N. Williams stated that relative to the lot that the stone house is on there is interest from someone who would like to build duplexes with driveway access onto Whitehall. Board discussion ensued. T. Walsh stated the if the zoning is going to be changed he believes it should be done by way of the warrant article. D. Boutin stated that he believes having duplexes on that lot is better than a commercial development for the people who live in that area and for traffic. N. Williams is going to propose to the applicant to view the Planning Board meeting.

**ADJOURNMENT**

*D. Boutin motioned to adjourn at 6:48 pm. Seconded by T. Walsh.*

**Motion carried unanimously with a vote of 7-0.**

The next meeting of the Planning Board will be held December 7, 2020 at 6:00 pm.

Respectfully submitted by,

/s/ AnnMarie Scott

AnnMarie Scott

Recording Clerk