

1 FINAL

2 Minutes of the Planning Board Meeting

3 June 14, 2022 - in the Meeting House

4 Members Present

5 Greg Meeh (Chair), Scott Doherty (Vice Chair), Anne Dowling, Kent Ruesswick
6 (BOS rep), Lucy Nichols: Hillary Nelson, Ann Berry, Logan Snyder (alternates)

7 Members absent

8 Joshua Gordon, John Schneider

9 Others present

10 John Noonan (Fieldstone Consultants), Jonah Daigle, abutter, (10-mile Brook
11 Holdings), Romeo LaCasse, Ben LaCasse and Jeff Lewis (Northpoint Engineering)
12 and Jacob Lewis.

13 Mike Tardiff (CNHRPC director)

14 AGENDA

15 1. Call meeting to order

16 Greg Meeh called meeting to order at 7 pm. Ann Berry was asked to be a voting
17 member to make quorum.

18 2. Minutes of May 24, 2022

19 Scott moved the Minutes of May 24 and there being no discussion, all members
20 present voted aye.

21
22 3. Site Plan Review Application – Patriot Holdings LLC Self Storage Units on
23 Hall Road – presented by John Noonan of Fieldstone Consultants

24 John Noonan re-introduced the project, reminding members of the pre-
25 conceptual hearing earlier this year. He began with the All Purpose Self Storage
26 Unit. There would be 5 new buildings over 35,000 sq ft and a 34% impervious lot
27 coverage. He showed storm water plans and was asked to explain how the
28 infiltration basin would work. There would be maintenance staff will be on site 4-

29 5 times a week from the management company which is based in Tilton. They had
30 added fencing and gates on top of the security cameras. There was also perimeter
31 fencing and a vegetative buffer in between old and new fencing. There would be
32 power coming into the site but not all units would have electric outlets.

33 The management company will be responsible for checking the units and uses
34 within. There was some concern expressed by members about the risk of
35 accidental fire. There would not be bathrooms on the site, and no onsite
36 dumpster. And if owner items were left behind, typically they would be auctioned
37 off.

38 The Chair went through the application check list again and questions were raised
39 about signage and snow removal. There was no waiver received for traffic and
40 noise studies. It was stated that after clearing this lot of 5.1 acres, they said they
41 would not clear any more than was shown for the buildings and driveways, and
42 the remainder would remain wooded. There would not be any abutters living next
43 to the site.

44 **Scott Doherty made motion to approve on the Site Plan application on condition**
45 **they receive a waiver request for traffic and noise. It was seconded by Kent**
46 **Ruesswick. All members voted in favor.**

47 John Noonan then introduced the second Site Plan Application, for Boats and RV
48 Storage. This is across the road, has larger buildings, and will include utility rooms
49 and a rinse station for washing off boats or cleaning RVs. They had added a water
50 quality tank and had applied for an Alteration of Terrain permit from the DES.
51 Nothing is supposed to be dumped from either boats or RVs. It is thought that the
52 management company overseeing by camera will prevent any illegal activities.

53 Given the request for 57% impervious lot coverage (the highest the board would
54 have granted yet) there was some concern expressed about ground infiltration
55 from the washing activities on that site, and possible dumping, as well as invasive
56 species being brought in. John Noonan spoke of a tank with more than one
57 chamber which would separate oils and water. More than half of the area would
58 be clean roof run off. They would be meeting state standards. Any runoff would
59 be treated before it goes into the ground. The state requires planning for 2-, 10-,
60 and 50-year storm events. There will be large infiltration basins at the front and
61 back of the property and all the water eventually draining back into the ground.

Sediment control will be by similar means. The maintenance requirements of renters will include the boat/RV owners having to clear up after themselves. The state can inspect at any time. The management company will have to log uses of materials like salt, for instance. This property was large enough to have triggered a permit for alteration of terrain from the state and then that would be followed by inspections. If there was an overflow from the infiltration basins John said they would have to treat the soil.

Greg reminded the board members that they had conferred with the Conservation Commission recently and their main priority was for storm water management rather than impervious lot limits. State standards had been updated as had technology and engineering plans to conform with the DES requirements for storm water management.

In addition, this site is in the Groundwater Protection District so the state can inspect and the documents related to those inspections stay with the owner. Members asked that the town be given a copy of the DES inspections, and to make this a condition of approval. These are called I&M reports – Inspection and Maintenance reports.

This site will have cameras, gates and fencing and they planned to operate between 5 am and 10 pm. The lighting will be all wall mounted and LED with motion sensors, and only lighting the property itself. For landscaping they had added some more trees and plantings by the sidewalk and entry way. There is plenty of space inside for parking of large vehicles, with aisles being 48 ft in width. Signage will meet the town's ordinance standards. Solid waste is 'carry in and carry out', overseen by the maintenance company. Snow removal will be towards the fences not the infiltration area.

This site is also within a parcel that is supervised by the Select Board (the Canterbury Depot Commerce Park which has its own Protective Covenant) in terms of aesthetics so the plans would have to be shown to the Select Board too.

Scott Doherty made a motion, seconded by Kent Ruesswick, that the approval be granted with conditions as discussed in the hearing and all members voted in favor of conditional approval. The conditions are as follows:

- **The Planning Board to receive a waiver request for noise and traffic studies**
- **The DES state approval of Alteration of Terrain permit should be received**
- **The owners should submit the I&M report from the DES annually to the selectmen**
- **The Select Board to approve the aesthetic aspects of the structures (Planning Board secretary to send those to applicant)**

Later in the meeting the Board voted on completeness of the application. Greg Meeh made a motion for the All-Purpose Storage site application to be voted complete. Anne Dowling seconded. All voted in favor.

Greg Meeh made a motion that the Boat/RV Storage site application be voted complete. Scott Doherty seconded. All voted in favor.

On the question of Regional Impact, Greg Meeh moved that the All-Purpose Storage site application was not of Regional Impact. Lucy Nichols seconded, and all voted in favor.

On the question of Regional Impact, Greg Meeh moved that the Boat/RV Storage site application was not of Regional Impact Anne Dowling seconded. All voted in favor.

4. Site Plan Review Application – 106 Parking LLC – Self Storage Units on Rt 106 – presented by Jeff Lewis of Northpoint Engineering for Romeo LaCasse (applicant)

Jeff Lewis reintroduced himself and the applicants and recalled the preconceptual hearing back in the winter months. They had been before the ZBA for a variance to allow Self Storage in the Commercial zone. Having seen the previous presentation, they were aware of competition in this business.

He introduced the project again. It was directly adjacent to the NHMS Racetrack. They have requested a waiver from noise study. Most of the site has been cleared. It has been used as a gravel parking spot for the Race- track. They have just under 20 acres with half of it in Loudon and 12 acres in Canterbury. Back in

2003, the owners had a State permit for Alteration of Terrain and the gravel extends into Loudon. There is pedestrian access for the Speedway.

This project will be oversized, designed for RV and Boat storage. They had the survey done in April. He outlined the developed portion of the site. There is no need for fencing because of woods around it. The only entrance will be via the locked gate, with key card entry. There will just be the 3 buildings on site, no personnel onsite, and no restrooms or washing facilities were planned as of now. They would return to the Board and do further state permitting, if they found there was a demand for washing vehicles. They will have electricity and lighting. They wanted hours of operation to be 24/7 so owners could come and go at will. There were no close abutters to be disturbed by such movement.

Members of the Board alerted the applicants to the issues that might arise during NHMS event weekends. There may well be people walking on their property, trying to get to the parking lots. It was suggested that there be some fencing to divert crowds and control pedestrian access from the NHMS. Members also stated that there should not be parking for NHMS patrons on the Self-Storage site. This should be a condition of approval.

In terms of driving and parking within the site there will be 65 ft spaces between the buildings, with room to maneuver. There will be a driveway all the way to Rt 106. They are waiting to hear back from the DOT for the driveway permit. The receipt of that updated permit would be another condition. The applicants are also waiting to hear from the State for their Alteration of Terrain and Wetlands permits. These too would be conditions of approval.

Part of their stormwater plans are to improve the drainage on the site. It all drains to a brook flowing under the NHMS and it can be treated. There will be in infiltration system, and multiple stages of treatment with a diversion swale and a sediment forebay. As of now the water drains too fast so it needs to be slowed down. Ultimately all the water will go back into the ground after it is treated. All the plans will meet state requirements for stormwater events.

For now, the applicants are looking to build the units in phases, starting with one then adding a second. If and when they build the third, then there might be some further ledge needing to be removed in the north of the site. They have discussed snow removal and parking on the site plans. There will be a fenced in dumpster

for trash. Lighting plans were submitted. These will be cut off lighting, LED and typical for these kinds of buildings. They have an erosion control plan for the DES. The one thing they have not provided is a landscaping plan but requested a waiver for landscaping because they already have pavement, trees, and woods round the site. Members wanted to see that the existing vegetation should remain in the undeveloped areas of the site. This was to be another condition.

Jeff Lewis referred to an inspection and maintenance manual. The owner has to keep that. They would submit the I&M report to the town, and this should be a condition. It would be in the manual that owners have for the Storage Units. **Kent was asked to find out who in the town office should receive that report – should it be the Building Inspector?**

Members asked about the risk of invasive species treatment in the existing vegetation, and about the security cameras. Romeo and Benjamin LaCasse would be responsible and would work with a local company. It was felt that ideally someone from the management team should respond to an emergency within an hour – that was agreed to be another condition of approval. Similarly, the monitoring company will notify the management company if there is an emergency.

Scott Doherty made a motion to approve the application with the conditions as understood in this discussion. Kent Ruesswick seconded, and all members voted in favor. The conditions were as follows:

- **There should be fencing constructed to control pedestrian access from the Racetrack**
- **The Town to receive the updated State Driveway permit**
- **The Town to receive the state approval of the Alteration of Terrain and Wetlands permits**
- **The Town to receive the Inspection and Maintenance reports from the owner annually (*not actually voted on but mentioned in discussion and asked for from the town*)**
- **There be no parking for Racetrack patrons on the Storage Site**
- **The applicants should maintain the existing vegetation on the undeveloped areas of the site as shown on the plan**

- **Someone from the management team should be able to respond to an emergency within an hour.**

Jeff Lewis will bring the permits and paperwork to the town office. Members of the Board wished them good luck.

Greg Meeh moved to accept the application as complete. Scott Doherty seconded, and all voted in favor.

Greg Meeh proposed a motion that the application was not of Regional Impact. Kent Ruesswick seconded. All voted in favor.

5. June 18 Master Plan Vision Session Planning with Mike Tardiff (CNHRPC)

The CNHRPC office had had an outbreak of Covid. Mike could still bring 4 staff on Saturday. He will make one more version of the agenda flier. Mike spoke of demographic trends, increasing population and a backlog of housing units to be constructed. Population trends vary by region in the state with rural areas that have no proximity to major highways not being part of the overall increase.

Volunteers for the sessions from the CNHRPC:

- Mike will float
- Matt Taylor will be in the Natural Resources and Agriculture group
- Greg Tuffs will be with Transportation, Community, Recreational, Utilities
- Matt Monahan will be with Land Use, Economic Development and Housing

Volunteers from Planning Board:

- **Hillary, Kent and Logan with Natural Resources etc.**
- **Scott and Anne D. with Transportation etc.**
- **Greg and Ann B. and Lucy with Land Use**

Secretary to take pix. Logan may have another photographer available.

Lucy said that there is a bereavement event for the Quakers in the Center that morning too.

Mike will give out questions to the facilitators. They will bring easels and marker pens for scribes to keep record of discussion points to then report out at the end. Board members should be prepared to do that if no one else volunteers. Those sheets of paper will be used for the report to be produced by the CNHRPC.

Mike's staff to get to Town Hall for 9 am. Hillary needs access c 8:30 am to plug in coffee machine. Members available will help set up the Town Hall at 5 pm on Friday evening.

Greg said Bob Steenson is not available to attend – he had hoped he could be there as an authority on roads in town. Board members are there to listen to participants.

6. Other Business

- (i) Pachamama update – the town had received a letter from Pachamama saying they would come with another application. They want to use a tent in the meantime. They are operating against a cease and desist order.
- (ii) Update on traffic circle at exit 17 – Lucy noted progress at Old Boyce Road – new exit ramps are being built – MDM is moving around their topsoil.
- (iii) Church in the Woods - update – a small building was put up and it has been inspected by Mandy – it is not a residence.
- (iv) Belmont ZBA – Board members do wish to receive their notifications **so secretary to let their office know.**

8. Adjournment

Scott Doherty made a motion to adjourn and Kent Ruesswick seconded. All voted in favor. It was about 8:55 pm.

Respectfully submitted,
Lois Scribner, secretary