



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

Thursday May 12, 2016

7:30pm @ Community Development Department

Approved Minutes

#### Attendance

Chairman Wayne Morris-present

Vice Chair James Finn-present

Pam Skinner-present

Lisa Ferissi-present

Justin Pare-present

Dave Curto, alternate-present

Brian McFarland, alternate-present

Jason Rodgers, alternate-excused

#### Meeting Minutes

A motion was made by Mr. Finn to approve the April 28<sup>th</sup> and Feb 25<sup>th</sup> meeting minutes as presented. Seconded by Ms. Ferissi. Vote 5-0. Motion passes.

#### Discussion

Mr. Finn-still waiting on a meeting date for the Campbell Farm Subcommittee.

Chairman Morris has contacted regarding the Campbell Farm driveway.

The Board also discussed mower width; typically, there is one mowing a year on the property.

#### Technical Review Committee (TRC) May 10<sup>th</sup>

##### Case#2016-15/Minor Site Plan/Major Watershed 84 & 88 Range Road (17-G-26)

Applicant-The Dubay Group Owner-The Alexander L. Ray 1999 Revocable Trust

A Minor Site Plan/Major Watershed Application. This application is to subdivide the current property into 2 lots. This application needs ZBA approval. *This application is not yet scheduled for review by the Planning Board.*

(Note: These next two items are unrelated to the case but were discussed among the Board and Mr. Dubay.)

1. Mr. Karl Dubay addressed the Board. He presented the trail markers that had been purchased by the Dubay Group, Delray, Highclere, and Weston collectively. The Board was appreciative for the purchase.

2. Mr. Dubay will be in touch with Chairman Morris who is also part of the Trails Committee in regards to Highclere and other projects to utilize these markers.

The discussion then turned to the case on the agenda.

The Dubay Group would be purchasing a portion of the land and the physical building from Mr. Ray. The front lot would be conforming and the back lot would no longer be conforming and would need a variance. There is a small wetland on the larger lot but it is not in the WWPD. The applicant has complied with the request of Mr. Keach, the town's consultant. There is no covenant on the east house. Some ADA work will be done to the front steps; the front door is not currently ADA compliant.

The Board has no issues with the plan at this time.

#### **TRC May 10<sup>th</sup> & Planning Board May 18<sup>th</sup>**

##### **Case # 2016-16 Custom Home Occupation 8 Taylor Farm Road (3-A-612)**

Owner/Applicant-Tara Blake

Rural District This application is for a home-based Speech Therapy business. *This application is scheduled for review at the May 18, 2016 Planning Board meeting.*

The Board has no issues with the plan at this time.

##### **Case # 2016-17-Minor Site Plan 58 Range Road (17-H-58)**

Applicant-Cally Wickson Owner-Regent Street Properties Gateway Commercial District. *This application is scheduled for review at the May 18<sup>th</sup> Planning Board meeting.*

The Board has no issues with the plan at this time. Existing space and parking will be used.

#### **ZBA – May 24<sup>th</sup>**

Lot 14-B-3200 Case #12-2016 Location-59 Castle Hill Rd

Applicant/ Owner- Wanda M. Stanley

Section 702, App. A-1 to allow the construction of a 26' x 26' garage 10 ft. from the northern side property line. Located in the Rural and the Wetland & Watershed Protection District (WWPD). The garage will be 100+ ft. from the WWPD

There will be a pool that will be removed on the property according to the plan. Part of the lot is located in the WWPD. It is only for the side lot line.

The Board has no issues with the plan at this time.

Lot 11-A-520 / 11-A-530 Case #13-2016 13 & 15 Indian Rock Rd

The Dubay Group / Village Center Properties LLC. Site development and redevelopment within the WWPD

Mr. Karl Dubay addressed the Board. Minor adjustments have been made to the plan. It is necessary to go back to ZBA as the building plan has changed slightly. A wet pond will be installed in the front, which is new. Additionally, the parking will be slightly reconfigured. There is actually less construction in the WWPD. A Wetland Permit will also be needed.

The stonewalls will be incorporated into the property. The wet pond feature will have more of a rock face look. The stonewalls will not be able to be repurposed in that way. There will be interconnection of the sidewalks complying with one of the requirements of the district.

The wet pond is a natural area that is a different solution than Storm Tex.

Chris McCarthy owner of the property addressed the Board. He stated that the owners have been consolidated down to four owners total in the Village Center District. They have been working with abutters. They have also hired the same architect as the town has for their Town Beautification Project. The hope is that this will lead to a well thought out plan.

Ms. Ferissi asked about the architect and what the “look” of the building would be. Enterprise Bank is the bank that they would be entering into a relationship with.

Chairman Morris asked about the Rte. 111 expansion. DOT is aware of the applicant’s plan. This lot is the mid block connection. There may eventually be an off set connection through Hardwood Rd. The goal would be a transverse connection through the property.

The Board has no issues with the plan at this time.

Lot 11-C-13/ Case #14-2016, 55 Enterprise Dr.

Mr. Shane Gendron addressed the Board. This plan was submitted to the Board but was not on the agenda. He is representing the applicant for a minor site plan. There are several proposed changes to the parking. The initial approvals were given in 2012. DOT was using the area as a loading zone. The Selectmen have approved the green space. However, the following items will be in the WWPD. Hence, a variance will be needed:

- 44 sq. ft. of vestibule
- 4430 sq. ft. of parking
- 41 sq. ft. of sidewalk area
- 140 sq. ft. HVAC pad
- 38 sq. ft. for the dumpster pad
- A scissor jack to bring things up from the ground floor

The total impervious surface is 10.5%

The Board has no issues with the plan at this time.

## **DES Permits & Correspondence**

33 Abbott Road,

There was a Site Walk on the Landry Conservation Easement. This will be put on for discussion at the next Conservation Commission meeting.

Master Plan will also be discussed at the next meeting.

Attorney Campbell rewrote the draft letter for the Heritage Commission. The letter would go to separate abutters. The Conservation Commission is fine with the letter going out to the abutters of the Gage Lands.

**A motion to adjourn was made by Mr. Pare at 8:40pm. Seconded by Mr. Finn. Vote 5-0. Motion passes.**

**Submitted by Anitra Brodeur**