

# HENNIKER PLANNING BOARD

## APPROVED MINUTES

June 11, 2008

**Members Present:** Kristin Claire, Chairperson; Gary Guzouskas, Vice-Chairperson; Terry Stamps; Ron Taylor, Selectman, ex-officio; Jim McElroy; Scott Osgood; Kellie Dyjak; Edward Miner, Alternate

**Others Present:** Laura Scott, Town Planning Consultant; Jennifer Astholz, Recording Secretary; Jennifer McCourt, McCourt Engineering; Tim and Mary Green; Jean Lewis; Kris Blomback, Pat's Peak; Jeff Roach; Bruce B. Ellsworth, Hopkinton Planning Board Chair; Karen O'Rourke, Brown Engineering; Alan Stevens, A&T Forest Products; Jan Hale

Chairperson Claire called the meeting to order at 7:00 pm.

### **May 28, 2008 Meeting Minutes – Review and Approve**

The minutes of the May 28, 2008 work session meeting were reviewed and corrected. Laura Scott, Planning Consultant, recorded the necessary changes. Terry Stamps **MOVED** to accept the minutes as corrected. Mr. Guzouskas **SECONDED** the motion. Motion **PASSED, 7-0.**

### **Subdivision Conceptual Consultation**

Located on Patterson Hill Road and Western Avenue  
Lot Line Adjustment and 5 –lot Subdivision (Map 1 Lot 351 & Lot 349-A)

Alan Stevens, President of A&T Forest Products, stated that he bought the property approximately 1-1/2 years ago and has primarily been logging the property over last year. He stated that logging practices have only consisted of cutting, no excavating work has been done. He is proposing five lots which are shaped to maximize the view for proposed house sites. Two test pits have been done on each lot. He stated that one driveway is relatively flat (5-6% grade), and there is a grade of 13-15% on another driveway. A serpentine driveway was designed to reduce the slope to approximately 10%. House sites have 12-20% grades on buildable areas. Three lots have frontage on Patterson Hill Road, and two lots front Western Avenue. Driveways have been designed in order to try not to cross wetlands. He has offered to give Jeff Roach a piece of land in exchange for enough frontage at the front of one of the lots. There is a 34 acre piece of land which has about 50 feet at 12% grade. He stated that this can probably be reduced to 10-11% grade.

Mr. Stevens stated that the shared driveway would be paved to where the driveway splits. Mr. and Mrs. Roach would get approximately two acres which would make their lot a conforming lot.

Chairperson Claire stated that she was concerned about the topography of the land as it is a steep area. Lot 3 has sections of driveways up to 15% slope. Mr. Stevens stated that he believes all driveways can be reduced to approximately 12% slopes; some would run from 7%-8% with some areas at 12% slope.

Ms. Claire asked if a platform was designed on the steep driveway. Mr. Stevens stated that the Fire Department requested enough room for platforms and turn-arounds. Most lots have a flat area. Lot 3 will require working with the hills that are there. Mr. Stevens stated that there is 300 feet line of sight on Patterson Hill.

The Board reviewed the requirement of two-acre buildable area less wetlands, slopes, etc. The area that has been graveled was discussed. The road would have to be built to town road standards if more than three houses are sharing a driveway. Mr. Stevens is willing to talk with the Town Engineer to determine the best way to put in the driveways.

Mr. McElroy asked for explanation of the lot lines. Ms. Claire stated that she is concerned about the 50'-60' narrow strip that creates an awkward lot configuration. The plan is to have Parcel B joined to the Roach's property by a lot line adjustment. Laura Scott, Town Planner, stated that doing the lot line adjustment makes the Roach's property a conforming lot.

Ms. Claire stated that Lot C has 322.68' of frontage on it.

Mr. Guzouskas stated that he is worried about the future with the way the lot lines are configured. He stated that he is not sure that is the best way to organize the subdivision. He stated that they are obviously trying to meet Town ordinances.

Ms. Claire stated that Lot C is a concern because of the difficulty to manage the lots, and there is not much width to handle any problems that occur with drainage, etc. She recommended trying to avoid this configuration if at all possible.

Mr. Stevens stated that he is trying to keep very private lots with beautiful views. He stated that there are other designs, but they are trying to avoid a cul-de-sac look.

Ms. Claire stated that she would rather see a view easement than that kind of lot configuration.

Ms. Scott stated that Mr. Stevens appears to be trying to minimize the curb cuts. There could be three cuts, but he was trying to minimize that impact. Ms. Claire stated that additional curb cut would also be a concern because of steepness and line of sight.

Scott Osgood stated that he is also concerned about the steep slopes but understands that they are working on the topography details.

Ms. Claire stated that she is concerned about the narrow corner of the one lot, frontage and steep slopes. She advised making sure that they actually have two acres of buildable area on the proposed lots. She stated that attention also needs to be given to the driveway grades.

Mr. Stevens stated that an alternative is to put bridges in and reconfigure the driveways. They have run numbers to determine the feasibility of subdividing two lots there instead of three and it is not really a viable option at this time. He stated that extra site work is required, but there is room for the three lots. He stated that he will continue to work with Ms. Scott and meet with the Road Agent and the Town Engineer.

### **New Public Hearings**

#### Case #2008-003. Site Plan Application.

Map 1 Lot 588-A located at 685 Flanders Road in the Commercial Recreational (CR) Zoning District. The applicant, Jennifer McCourt of McCourt Engineering, on behalf of Wayne Patenaude, is proposing to renovate the existing ATC building (1,200 sqft) and add an addition of 2,050 sqft. No additional parking is required for this proposed expansion.

Edward Miner, Alternate, recused himself from hearing this case as he is a former colleague and the applicant was a former client.

Ms. Scott reviewed the contents of her June 4, 2008 memo and packet materials. She stated that the fees were paid by the applicant after the packet was mailed. She stated that the Fire Department has met with the applicant; their noted items will be addressed during the building permit process.

Kris Blomback, representing Pat's Peak, made the presentation regarding the Alpine Training Center (ATC). He stated that the building, built in 1962, serves three major functions: 1) training racers; 2) kids' programs; 3) storage for lighting needs. He stated that about 1 ½ years ago they began to plan for better management and utilization of this building. They created a list of necessary improvements, the best one including bathrooms. He showed the existing footprint of the building and their proposed addition which approximately doubles the size of the building. The will allow space for wax rooms, ski storage, a small kitchen and bathrooms.

Mr. Blomback stated that improving this building was Item 67 on a master list of improvements developed five years ago. He stated that most of the other 66 items have been accomplished. Pat's Peak is trying to stay relevant in the marketplace, and they want to stay competitive in kids' programs and racing programs.

Jennifer McCourt, McCourt Engineering, showed the technical aspect of the plan. She stated that the planned enviro-septic system uses a smaller area and the water will

connect into the existing system.

There is no need for additional parking as the same clientele will be using it.

Ms. McCourt clarified that Lot 588-A is a lot that lies within the property. All abutters to the ski park were noticed. They have the DES septic permit. The building will look similar to what is there now, and she showed drawings of what it will look like.

Ron Taylor, Selectman, ex-officio, asked about the square footage of the building. He stated that the footprint of the new building will be 65'x50'. The deck area is 62'x85'. The new square footage will be 4100'.

It is noted that Mick at the Fire Department said he met with representatives of Pat's Peak and all issues they have would be dealt with during the building permit process.

Mr. Osgood asked if the Fire Department will require a sprinkler system. It was stated that one is not required but the Fire Department will request that one is installed. This will be resolved in the building permit process.

Mr. Guzouskas asked if they will tap into snowmaking lines and make special fire hydrants on that line. He also asked about the extent of excavation needed. Mr. Blomback stated that excavation will not be too extensive. Ms. McCourt stated that excavation will consist of taking loam out of the area for the septic and some in the back. Mr. Osgood asked if we need to consider best management practices for this area. Mr. Blomback stated that the site will be well-kept as construction will be done during wedding and banquet season, and the requirement for best management practices are listed on the plan.

Mr. Taylor **MOVED** to accept the site plan application as complete. Mr. McElroy **SECONDED** the motion. Motion **PASSED, 7-0.**

Chairperson Claire opened the public hearing at 8:00 pm. Hearing no public comments, the public hearing was closed.

Chairperson Claire called for discussion by the Board. Mr. Osgood stated that this is only improvements being made to an existing structure. Getting a building permit for it will cover any applicable safety issues for a commercial building. He stated that there are really no other zoning issues to consider. Mr. Taylor stated that he agreed.

Mr. McElroy **MOVED** to approve the application for expansion of the ATC building. Mr. Guzouskas **SECONDED** the motion. Motion **PASSED, 7-0.**

*It is noted that Mr. Miner rejoined the Board at this time.*

Case #2008-004. Site Plan Application.

Map 1 Lot 619-A located at 1805 Old Concord Road in the Heavy Commercial (CH) Zoning District. The applicant, Skip Fern Management, on behalf of Gail T. Hayden, is proposing to renovate and improve an existing retail site for a Dunkin Donuts franchise. Proposed site improvements include renovating the existing 1,200 sqft building, adding a 420 sqft building addition, modifying the existing parking lot and access, adding an additional parking area to the west of the building, adding a drive-thru facility, improving the landscaping, changing the signage, and off-site road improvements onto US 202 / NH9.

This application is being noticed as a Development of Regional Impact, per NH RSA 36:54- 36:57. They received a letter from the Town of Hopkinton and no concerns were raised. Ms. Scott outlined her cover letter dated June 4, 2008 in the packet of materials and reviewed the documents in the packet from the Conservation Commission, HTA and the Police Department.

Mr. McElroy stated that he felt the need to disqualify himself from hearing this case. He stated that when the applicant first went before the ZBA, a newspaper article was printed where his comments could be construed that he has already judged in favor of this project. He stated that he does not want to cause any speculation as to the integrity of the Planning Board process.

Ms. Stamps asked about the intent of his comments to the newspaper and the need to disqualify himself from this case. Mr. McElroy stated that one must disqualify oneself if there are any monetary interests or if there are any preconceived judgments on a case. He stated that while he has not judged the merits of this case, his comments in the paper could be construed as such. Ms. Claire read the Rules of Procedure. Ms. Stamps stated that she is personally comfortable with him staying on the panel and is made more uncomfortable that the newspaper can impact the Board in that way. Mr. Osgood asked Mr. McElroy if he was interviewed as a member of the Planning Board. Mr. McElroy stated that he was interviewed in the capacity of Chairman. Mr. Osgood also stated that he does not think Mr. McElroy was making a judgment on this case, and it is not necessary for him to disqualify himself. Mr. McElroy felt more comfortable disqualifying himself. Therefore, Ed Miner is voting in the place of Mr. McElroy on this application.

Ms. Claire stated that she has also worked on another project with the traffic engineer, but there has been no discussion about this case.

Per the RSA's, the Board discussed whether this was a Development of Regional Impact or not and consensually agreed that it is.

Skip Sagris presented that application. He stated that most developers would tear the

existing building down and start over, but everybody knows the Golden Pineapple. They want to save as much of the original building as possible; however, they have to get it to work as a Dunkin Donut franchise. He stated that he has been involved in developing stores in Massachusetts and New Hampshire for 26+ years. He stated that his son recently graduated from UNH and would like to run the store. He stated that it is almost impossible to get in as a new franchise owner. They recently opened his first store in Bradford which is really considered a satellite store. The proposed one would be the main store and office.

Mr. Sagris showed the site plan which shows 20'x30' extended parking area, drive-thru, septic system and artesian well. Michie Corp is designing a new retaining wall. They wanted additional parking for employees and travelling traffic (trucks, boats, trailers, etc.) The parking area is not large enough for 18-wheeler turn-around. He stated that they are trying to keep the Golden Pineapple building intact. The same sloped metal roof will be there. Dunkin Donuts windows with canopies will be installed. He showed various options which are approved by corporate headquarters. Colors are planned to be light gray with white trim. The roof is green; they are trying to work with corporate on that as usually they use slightly darker gray on the roof. Window canopies are orange and brown. He showed photos of the ones in Bradford and Pembroke stores as examples.

The interior design is called "Newberry Street" which includes wood trim, upgraded tile, upgraded lights, gas fireplace, etc. and would look very nice in Henniker. There is a comparative store in Brighton, MA. They may also hook up to wifi service. The interior will include 29 seats, 3-stool bar, and 2 bar-height tables with stools as well as two handicapped-accessible tables.

Mr. Sagris stated that originally, they planned for the second floor to house the office and storage areas. They had hoped to include a few seats on the second floor, but there was not enough room to incorporate those features. The plans now show that the office and storage areas will be located in the basement level. The main floor of the building will include higher ceilings than a regular Dunkin Donuts store. The delivery area was shown which does not block access or drive-thru traffic.

Mr. Sagris stated that the plan includes an enviro-septic system with a grease trap. He explained that drainage comes out into a treatment area and drains into an existing swale and culvert. The new parking area goes into the treatment swale and a new catch basin would catch runoff.

A landscaping plan was shown and includes much of the existing landscaping. They have also planned a patio area with three picnic tables. Tall upright trees are proposed for natural fencing.

Lighting needs in rural areas were discussed. Mr. Sagris stated that he enjoys this facet

of development as these plans do not use typical commercial lighting elements. He stated that he has developed commercial property right next to residential lots with no complaints. They plan to utilize 10' pole lighting with Colonial-style fixtures; these produce about 62.5' of illumination around the parking areas. The effect is safe lighting with a calm, peaceful atmosphere. He stated that another feature is that these fixtures can be changed with blackout panels on any of the four sides to specifically direct the light. Goose-neck lights on the building are good for highlighting areas without putting out too much light. Wall-pack lighting is shielded and good for drive-thru areas; this lighting goes 25'-28' out from the building.

Signage was discussed. Various types are available. The design is shown with a 40 sqft pylon design similar to that used at the Bradford store. Ms. Claire asked about the discreet signage used in New London. Mr. Sagris stated that traffic speed is a consideration of signage; the small size could be used there as the speed on that road is only 15 MPH.

Both sides of property require fill. Michie corp is designing the walls. He showed pictures of types that could be used. He also explained that a different type of wall with reinforced steel can be used. This style will save 4-1/2' and can be moved further away from the wetlands.

Traffic was discussed. Coming from Hillsboro to Old Concord Road and turning right is not easy. They wanted to widen and make a deceleration lane. Mr. Sagris stated that the State gave their approval, and DOT is now putting the lanes in. DOT is widening the intersection at Rtes. 202 and 127.

Steve Pernaw did the traffic study and analysis. It shows that it would be beneficial for a right-hand turn lane. One lane coming in and two outgoing lanes are planned. DOT is doing that on the other side of the intersection. Mr. Sagris stated that plans are in Concord now. The only feature not included in the intersection is traffic lights. Concord said it is getting closer to needing lights at that intersection.

If it is decided that lights are needed within the next 10 years, Dunkin Donuts will have to pay their share as having contributed to the impact.

The Police Chief, Town engineer, and the Conservation Commission have made comments. The applicant is in the process of dealing with all of those concerns. They are asking for waiver request. Mr. Taylor asked about well under the paved area. Mr. Sagris said the well is being moved, but the well radius will still be over the property line by a few feet. DES said plans are OK as a commercial well radius can go over property lines but would need an easement if it goes into neighboring properties.

Ms. Scott stated that the applicant was prepared to show new information tonight in response to the requested information. She directed them to submit the new information

for the next meeting.

The covered dumpster would be the same color as the building. A similar one is at the newer store in Loudon. It will be moved over to area where septic system is currently shown. The dumpster will sit next to the H-20 septic system on a 12'x12' cement pad.

Retaining walls are 9' high in the steepest part (varying from 3 ½' – 9'). The new wall system moves almost 5' away from any wetlands area. Interlocking blocks are placed on top of each other. The actual brook would be 10' away. The Board questioned the impact to the wetlands by putting in the foundation for the wall. Ms. O'Rourke, PE, stated that the foundation only comes out about 9 inches from the wall. Michie Corp has engineering staff that will actually design it. Mr. Sagris stated that they only use sand in the parking lot and never use salt.

Ed Miner asked about the treatment area closest to the residential property. He stated that a 54-inch pipe under the road means a lot of water will come through. It appears that the grades seem to be 2'-3' below the existing grades.

In response to questions about drainage, Ms. O'Rourke stated the intent is to have 4' deep treatment area. She will look more closely at that detail. Mr. Sagris stated that DOT is okay with the planned turn around for parking. Ms. O'Rourke stated that they are not proposing any new treatment. They did not want to change the existing direction of flow to minimize impact. The plan will have very little impact to drainage.

Mr. Guzouskas read a letter from the Highway Superintendent and asked if more water will be directed to the road. Ms. O'Rourke stated that the runoff is designed to be the same as it is now.

Ms. Claire asked for explanation of the management of the parking lot west of the building. Mr. Sagris stated that three spaces will be designated for employees. He stated that striping actually creates more problems. Ms. O'Rourke stated that the turning radii are minimal but cover single-unit vehicles like UPS trucks. Pedestrian traffic from the parking lot to the building is managed with a sidewalk and the use of a "Cape Cod" berm.

Kellie Dyjak stated that she is concerned about large truck traffic. There is no parking area for large trucks which will undoubtedly want to stop for coffee. Mr. Sagris stated that "No Parking" signs will be posted along Old Concord Road.

Chairperson Claire stated that the Board will have to review new information submitted by the applicant in order to consider completeness.

Mr. Osgood stated that he has concern about the DOT process. The road plan appears to be a new plan. Mr. Sagris stated that they have met with the Hopkinton Highway Superintendent and they filled out the permit for DOT. Old West Hopkinton Road,

where the improvements will be, are in Hopkinton; but the land for the building is actually in Henniker. They are hopeful that they will notify Henniker about the DOT hearing. Mr. Sagris stated that District V did not even know about the road plans being done. Mr. Pernaw recommended the deceleration lane and the turning lane. They are now being put in. The Police Chief has expressed concern about the left-turning traffic coming out onto Rte 202. There will be signage showing right and left turn lanes, and nothing else can be done there.

Mr. Sagris stated they are requesting a waiver from Section 203-12E Plat Information to show distances from existing water and sewerage facilities on abutting properties if the proposed facilities are within 200' of the property. The property in question is an old campground, and the requested information is not available. Ms. Scott reminded the Board that this waiver has to do with showing information on someone else's property.

Chairperson Claire stated that the Board is now supposed to consider standard criteria in order to consider waiver requests. She stated that there was a court case that promulgated this action, however, the criteria is not available. If a waiver is challenged, it may not hold up in court, thereby possibly causing a problem for the applicant. The implications of this requirement were discussed. Ms. Scott stated that data about the neighboring property is not available in the Town offices, and depending on how old it is, it may be very difficult to locate at the State level.

Mr. Osgood stated that due diligence has been shown by the applicant's engineer. If information could have been found, they would have shown it. He stated that since engineering standards are being followed, this item should not matter.

Mr. Osgood **MOVED** to grant the waiver from Section 202-12E. Mr. Guzouskas **SECONDED** the motion. Motion **PASSED UNANIMOUSLY**.

Chairperson Claire stated that the Board cannot vote on completeness until the next meeting after reviewing newly submitted information. The applicant will respond to requests for information from the Conservation Commission, Town Engineer, and Highway Superintendent. The Board has also asked the applicant to show where the "No Parking" signs will be erected on Old Concord Road. Questions about how the proposed lighting will affect traffic on Rte 202 have also been raised.

The hearing has been continued to the July 9, 2008 meeting.

*It is noted that Jim McElroy rejoined the panel at this time as a voting member. Ed Miner returned as an alternate non-voting member of the panel.*

The Board took a 10-minute recess. Chairperson Claire announced that the Board will not hear the last scheduled case in order to adhere to the "no new business after 10 pm" guideline.

Case #2008-002. Site Plan Application.

Map 1 Lot 549-D2 located at 1062 Old Concord in the Heavy Commercial (CH) Zoning District. The applicant, Mary Green, on behalf of Joshua Ford and Angela Fortier, is proposing to convert an existing building to a pet boarding and grooming facility (kennel). The proposal will not alter the existing parking lot, landscaping, lighting, or building footprint.

Ms. Scott reviewed the contents of her memo dated June 4, 2008. She stated that the applicant received the Special Exception from the ZBA in order to operate a kennel and Town agencies have no comments about this application.

Mary Green, applicant, reviewed the site plan. She stated that changes to the building would include removing the overhead door and replacing it with French doors. They intend to install double-hung window in the other doorway area. They want to redirect the existing light at the entryway door. Motion detecting lights would be installed to illuminate the parking lot, especially during the winter hours.

The Precious Pet Resort and Paw Spa would include 12 runs surrounded by 6'-8' stockade fence to provide security, privacy and additional barrier. Fenced areas would be on both sides of the building. The garage bay at the back of the building will be converted to double-sided French doors. The dogs will be contained when going in and out of the play areas. Surface will include 4-inch deep of 3/8" rounded pea gravel. The propane tank, located in the middle of the play area, will have a fence enclosure as well as the well head.

Mr. Osgood asked about the noise level of the kennel. The applicant stated that hanging sound absorbers made especially for kennels will be installed directly about the suites. The suites are open to the ceiling (about 20' high).

Mrs. Green stated that their vision is for this not to be a "typical" kennel but rather a high-end resort for pets. She desires to create a place where she would feel comfortable leaving her own pets. She stated that she has owned her own grooming shops and is currently the salon manager at Petsmart in Concord. She stated that grooming services would be available as an amenity for the boarding clients. They anticipate installing webcam service for pet owners to log in on the website and see their pets and what is happening in the kennel.

Ms. Stamps asked if any State permits are required for kennel operation. Mrs. Green stated that only business name registration is required.

Ms. Dyjak stated that this business will be much quieter than was the motorcycle shop that formerly occupied that building.

Mrs. Green stated that they will carry a small quantity of retail supplies, such as treats, that will be delivered via mail. No delivery trucks will be necessary for regular business operation.

Mr. Green stated that in the outdoor areas, solid waste will be picked up in biodegradable bags and disposed of by a company that specializes in waste composting facilities. Interior waste will be reduced as this will be a low-stress environment. The floor is made of sealed ceramic tile and will be cleaned with environmentally- and pet-friendly cleaning agents (lemon-clot cleaner is used inside).

The applicants stated that the nearest residential neighbors are pretty far away. They understand that they have to follow the ordinance regulating Town nuisance barking anyway.

Mr. Green stated that they will be open during normal business hours. Alarm and sprinkler systems will be installed. An alarm will be hardwired to the fire department for fast response.

Ms. Dyjak **MOVED** to accept the application as complete.

Ms. Stamps asked if the Board must vote on “change of use.” It was the consensus of the Board that the issue was already decided by the Special Exception granted by the ZBA.

Mr. Taylor **SECONDED** the motion.

Mr. Osgood asked if the Board could go through the list of requirements, which the Board did.

Existing lighting consists of floodlamps. The applicants stated that the facility will most likely be closed during winter evening hours. Mr. Osgood asked for the existing lighting to be added to the plans.

Ms. Scott stated that she will include a copy of the tax map into the file.

Mr. Green stated that the dumpster will be located at the front of the building, away from the front entrance.

Mr. Green stated that a new tasteful sign will be installed, but lighting will not be necessary. Mr. Osgood stated that they must follow sign permitting and more details are not necessary here.

Mr. Green stated that the building inspection was done last week. The septic is under the paved area of the building and there is no access to it. They will be cutting an access hole to it and have it pumped before closing.

Ms. Stamps asked about landscaping. Mrs. Green stated that they will remove the beds in

the front and use decorative flower pots at the entrance.

Ms. Dyjak, with agreement of Mr. Taylor, **AMENDED** her former motion to include these items to consider the application for conditional completeness:

- 1) Show dumpster location;
- 2) Show existing and proposed lighting;
- 3) Show fence around propane tank and well

Motion **PASSED, 7-0.**

The public hearing was opened at 10:10 pm.

Jan Hale, resident of 956 Old Concord Road, Lot 549, stated that she lives about 1000 feet from the applicant and questions the noise level. Mrs. Green stated that she will be on-site during the day and will attend to the needs of the animals. She stated that you will not be able to hear barking from inside the facility. She also stated that the stockade fence and evergreen plantings will help buffer sound when in the play yard.

Mr. Taylor stated that if noise becomes a problem, there is a Town noise ordinance in place to handle it.

Ms. Hale stated that she is concerned about noise when the dogs are left at night. Mrs. Green stated that it will not pose a problem as the dogs will only be out during business hours.

Chairperson Claire asked if there were any further questions. Mr. Osgood asked about the plan for cats and exotic birds. The applicants stated that they will offer boarding services for owners of multiple species of pets. They have experience in exotic bird rescue and know how difficult it is to go away when you own birds. They explained that cats will have individual gyms and 3'x3' plexiglass enclosures on the second floor. They will allow 10 cats at a time. Five to six birds may be boarded in cages provided by their owners.

Mr. Guzouskas asked about air quality inside the building. Mr. Green stated that there are two 60,000 BTU units in the building. Radiant heat floors will be installed. He stated that future plans include installation of solar panels.

Public hearing was closed at 10:20 pm.

Mr. Guzouskas **MOVED** to approve the plan with the following conditions:

- 1) Show dumpster location;
- 2) Show existing and proposed lighting;
- 3) Show fence around propane tank and well

Mr. McElroy **SECONDED** the motion.

Motion **PASSED, 7-0.**

Case #2008-001. Excavation Application.

Map 1 Lot 552-A located at 1236 Old Concord Road in the Heavy Commercial (CH) Zoning District. The applicants, Daren and Kellie Dyjak, are proposing to excavate the property to allow for the future development of the site.

Due to the late hour, the applicant volunteered to continue this case to the July 2008 meeting.

**Other Business:**

CNHRPC: Mr. McElroy stated that only two members are allowed on the Regional Planning Commission. Ms. Dyjak has therefore graciously relinquished her position. Ms. Scott will provide a revised assignment request to the Board of Selectmen showing that Jim McElroy and Scott Osgood would like to be representatives to the CNHRPC.

Transportation (TAC): Mr. Osgood stated that he would like to continue as the representative to TAC. He reported on their meeting of 6/10/08 stating that six other towns put in their requests for “safe routes to school.” He stated that Henniker residents should pursue this opportunity.

Chairperson Claire stated that there is a 2009 requirement for towns to provide options for various types of housing. A grant of up to \$9,000 is available to assist towns in complying with this requirement. Ms. Scott will check with the appropriate party about this.

**Adjournment**

Ms. Dyjak **MOVED** to adjourn at 10:27 pm. Mr. Guzouskas **SECONDED** the motion. Motion **PASSED UNANIMOUSLY**.

Respectfully submitted,

Jennifer A. Astholz  
Recording Secretary