

HENNIKER PLANNING BOARD

Approved Minutes

June 24, 2009

Members Present: Kristin Claire, Chairwoman; Ed Miner, Vice-Chairman, Rick Patenaude, Leon Parker, Alternate Selectman, ex-officio; Terry Stamps; Scott Osgood and Kellie Dyjak.

Member Excused: Ron Taylor, Selectman Ex-Officio.

Others Present: Mark Fougere, Town Planner; Paula Amato, Gary Harper, James Seymour, Greg Michael, Susan Dearborn, Butch Joos and Gail Abramowicz.

Meeting called to order at 7:02 p.m.

Minutes of June 10, 2009 were reviewed. Terry Stamps moved to approve the minutes as amended. Ed Miner seconded. The vote was 7-0 in favor of the motion.

Developments of Regional Impact: RSA 36:54- 36:58; none.

CASE #2009-006- Map 2 Lot 424. Located off of Grove Street in the Educational District (ED). The applicant, New England College, is proposing the construction of a 100-space parking lot and associated drainage and lighting. The site has been designed by Sebago Technics, which is the engineering firm representing the college. The project is located on a 12.5-acre lot, which is currently wooded. The Board tabled this plan on June 10, 2009.

Mark Fougere summarized where the application is since the last meeting. A list of the Town Engineer's issues had been addressed by the applicant. The remaining issue concerns a way to separate the ground water from the parking lot runoff. A proposed infiltration system (ST 1) plan was submitted earlier today by Sebago Technics, and reviewed by Michael Vignale of KV Partners, LLC, as stated in correspondence Mr. Fougere received today. After a quick view of the plan, Mr. Vignale stated in the letter that the proposed plan seems a reasonable approach, but would require a full review.

James Seymour referred to the plans and outlined the storm water system that was submitted as stated above. He answered several questions asked by board members.

Mr. Miner asked if an anti-rodent devise would be used. Mr. Seymour stated that could be done by installing traps.

A concern for the guardrail was addressed stating the proposed wooden rail would be backed with steel, including the posts.

Mr. Seymour requested to work out any issues NHDES may see with the revised plan without having to return to the Board.

Scott Osgood raised the issue of the property line and stonewalls, and slope issues were addressed. The applicant owns the abutting property, thereby eliminating the concern. Chairwoman Claire confirmed where the Board was in the process of the application, clarifying they have not accepted the application as complete because of the engineering and technical issues.

Mr. Patenaude made the motion to accept the application as complete. Mr. Miner seconded. Vote was in favor of motion 7-0.

The public hearing was opened. As there were no comments, it was closed and the Board discussed the application for approval.

After a brief discussion, Mr. Patenaude made the motion to approve with the following conditions:

1. Final review and approval from the Town Engineer.
2. Engineering plan for a retaining wall.
3. Pre-construction conference with town staff; Mark Fougere and the building inspector, prior to any work beginning.
4. Receipt of state and federal permits.

Mr. Miner seconded the motion. The vote of 7-0 approved the application with conditions.

Before the Board continued the meeting with their work session agenda, Chairwoman Claire asked remaining guests if they had a particular interest in the meeting.

Butch Joos stated he and Sue Dearborn had concerns about the Newton Road proposed subdivision. As Sue is the new property owner, she has not received notifications of meetings. Two pictures were submitted showing the existing road width, and they voiced their concern on any proposed widening of the road and how close it would be to the house. Sue wrote her current address on the sign in sheet and that information will be submitted to the assessing office, as new ownership papers may not be received from the state before the next abutter notices are sent.

Board Discussion Agenda

Site Plan Fee- Mr. Fougere referred to his June 18, 2009 memo to the Board outlining the site plan fee for the proposed parking lot submitted by New England College. At the present fee schedule for a non-residential application, the \$.20 per square foot disturbed area calculates to \$10,000. That is in addition to the base fee of \$300. Mr. Fougere proposed the Board consider revising these fees to more appropriately reflect the Town's true administrative costs.

A comparison of fees from area towns was reviewed. Board members gave an overview of how fees came about and the purpose for them. It was stated the fees were never meant to make a profit and could be reviewed again if issues arise in the future.

Mr. Patenaude made a motion to amend the non-residential site plan fee to that of the flat fee of \$300 and strike the \$.20 square feet of disturbed area fee.

Mr. Miner seconded the motion and the vote was unanimous in favor of the motion.

Work Force Housing (WFH)- Mr. Fougere is still collecting data from area towns, but as it stands now, Henniker meets the State's requirement based on the assessing files.

Leon Parker asked what the process is should we need to provide more housing. Mr. Fougere said all that is needed is to provide a realistic opportunity for such housing in the community. Based on information he submitted, there are 1,996 single-family homes in Henniker, of which 637 are assessed for \$207,000 or less, which figures at 31% WFH.

Discussion concluded that with current zoning regulations ample and realistic opportunity for constructing work force housing is in place.

Mr. Fougere will complete his data gathering analysis and draft a memo with his findings and recommendations.

Review of 2009 Work List

The Board reviewed the draft work list dated 12/22/08.

Mr. Fougere stated the parking regulations should not be in the zoning regulations, but in the site plan review regulations, and they should be flexible.

Planned Unit Development is a design of several buildings on one lot. This could be achieved if the one building per site criteria is revised. Bullet item to add to the work list is One Building Per Lot or Planned Unit Development.

Further discussion topics included cul de sac road, driveway lengths/shared, and a build out plan of what the town will look like in the future with the current zoning regulations.

Items removed from the list concerned Class VI to Class V road up grade process and road acceptance procedure/process. These are overseen by the Selectmen.

Items removed under the year 2010 zoning items included Commercial Definitions, Small Wind Energy Systems and Nursing Homes/Medical Facilities.

At 9:00 p.m. Ms. Stamps made a motion to adjourn the meeting. Ms. Dyjak seconded. Motion passed, 7-0.

Respectfully submitted,

Gail Abramowicz