

Approved September 4, 2007
GILFORD PLANNING BOARD
AUGUST 6, 2007
CONFERENCE ROOM A
7:00 P.M.

The Gilford Planning Board met in regular session on Monday, August 6, 2007 at 7:00 p.m. in Conference Room A.

In attendance were: Chair, Polly Sanfacon; Vice-Chair, Carolyn Scattergood; Selectmen's Representative, Connie Grant; Regular Members: Jerry Gagnon; Richard Vaillancourt; Richard Waitt; J. K. O'Rourke; John Morgenstern and David Arnst.

Member(s) absent:

Also present was John B. Ayer, Director of Planning and Land Use and Stephanie Verdile Philibotte, Administrative Assistant.

Chair P. Sanfacon opened the meeting, led the Pledge of Allegiance, introduced the Board members, and staff and read the rules of procedure for the meeting.

P. Sanfacon introduced the first application.

1. **Cumberland Farms**

Applicant is proposing to build a 4,134 square foot convenience store and fuel dispensing station on Tax Map and Lot #201-015.000 located at 1434 Lakeshore Road in the Commercial Zone and the Aquifer Protection Overlay District. Site Plan Review. File #2005001470.

This application was tabled from the July 16, 2007 meeting.

Motion made by J. K. O'Rourke, seconded by C. Scattergood, to take the Cumberland Farms, Inc. application off the table. Motion carried with all in favor.

William Baird, engineer, Doug Hill, attorney, Frank Monteiro, and Wendy Regan were present to represent the application.

D. Hill gave a brief update regarding the status of the application since the Superior Court decision that was decided in favor of the applicant and the Town of Gilford. The presentations will be to remind the Board of the details of the project and to allow new members to hear the presentation that was made when the application was accepted on January 2, 2007.

Frank Monterio, site engineer, explained the existing property. He said the property is currently paved with buildings and outside storage areas. He explained the easement to access the rear of the property. He said there would be a new driveway installed and they propose to remove the existing driveway located between Kar Kraft. There will be a new easement granted to Kar Kraft for access. He explained the above ground storage facility would be located in the rear of the property. He said the location of the above ground tank farm is paved and they may do

some re-grading of the area. He explained the landscaping for the property and how the above ground storage area will be screened with evergreen trees.

William Baird, engineer, explained the fuel tanks as three above ground tanks, two will be 12,000 gallon tanks and one 10,000 tank. He said they would be equipped with sensors for emergency purposes. They will be located on concrete pads and would be able to be filled from tanker trucks through a gravity system. He said the piping system is designed to be located in concrete trenches and are able to be visually inspected. He said the dispensing system is designed with safety sensors and the pumps would be shut down in an emergency.

Wendy Reagan reviewed the architectural features and landscaping of the site that were discussed at the January meeting. She also reviewed lighting for the Board and how they are proposing to downcast the lighting away from neighboring properties.

Jim Wendt, traffic engineer, reviewed the traffic information and said the driveway permit is in the review process with the NHDOT. He explained the entrance and exit closest to the existing traffic light would have a right hand only exit and the other entrance will have right and left hand turn exiting lanes. He said they are asking the NHDOT to replace the "yield" sign at the Wal-Mart exit with a "stop" sign.

The Board discussed having the applicant submit a maintenance policy as part of the application. D. Hill agreed.

P. Sanfacon opened up the hearing for public input there being none she closed the public hearing.

P. Sanfacon announced the next case.

McGinley Development Inc.

Applicant is proposing a Boundary Line Adjustment between Tax Map & Lot #210-010.001 and 210-010.002 located at 14 Sawmill Rd. and 22 Sawmill Rd. in the Professional Commercial Zone. Boundary Line Adjustment Plan.

Tabled from the July 16, 2007 meeting.

Motion made by J. K. O'Rourke, seconded by R. Vaillancourt, to take the application off the table. Motion carried with all in favor.

J. K. French reviewed the proposal for the Board.

Discussion ensued regarding acceptance of the application from the July 16, 2007 meeting. The Board decided to accept the application as complete and waive the requested checklist items.

P. Sanfacon opened up the hearing for public input there being none she closed the public hearing.

Motion made by J. K. O'Rourke, seconded by to accept the application as complete, grant the waiver requests for Checklist Item 2, "Drawing Scale to be 1"=50' or Less" to allow 1"=60'

scale to fit plan on one sheet and approve the application with the following condition(s):

- 1) Subject to any other federal, state or local approval which may be required.

Motion carried with all in favor.

P. Sanfacon introduced the next case.

McGinley Development Inc.

Applicant is proposing to construct a full service U. S. Post Office and one professional/commercial building on Gilford Tax Map & Lot #210-010.002 located at 22 Sawmill Rd. in the Professional Commercial Zone. Site Plan Review.

Tabled from the July 16, 2007 meeting.

Paul Fluet, gave a brief presentation to the Board. He explained the layout and design of the site and reviewed the parking requirements. He said underground storage tanks will provide the fuel supply for the site and municipal water and sewer will service the site. He discussed the drainage plan for the site and explained the system will include water treatment devices that will treat the runoff before it enters the catch basins and the driveways will discharge into treatment swales.

J. Gagnon said he is concerned about Jewett Brook being prone to more flooding as this site drains into Jewett Brook.

Discussion ensued about the drainage for the site and the impacts the site would have downstream.

P. Fluet said you cannot treat a 100-year storm event with an on site system. They are using a 2-year storm event for the on site system as recommended by the NHDES. He reviewed the erosion control measures for the construction phase and said they will have stone lined entrances to reduce debris in the road from construction trucks and grass lined swales will also be used during construction.

He reviewed lighting and landscaping plans for the site and said the landscaping and lighting will be similar to what Franklin Savings Bank installed.

J. Ayer asked if the requirements for the Best Management Practices (BMP'S) regarding runoff and drainage on the site could be met. P. Fluet said yes the NHDES is reviewing the drainage plan.

J. Ayer discussed the proposed overhangs on the buildings that extend over the walkways. He referred to the commercial cluster regulations and explained the overhangs should not extend into the reserved areas. He said the principal structure should be located only on a building pad and not within a reserved area. He said the overhangs could not extend over the pad and have to be included within the pad area.

Discussion ensued about the archway connecting the pads and how it is interpreted in the

commercial cluster development (that's all I got??)

P. Sanfacon is concerned about approving Phase #2 with the proposed parking requirements without knowing what the use will be.

J. K. French said they calculated the parking spaces using the most intense use because they do not want to be restricted when choosing tenants.

J. Ayer asked about the dumpster being located on Lot #3. J. K. French said they would be using private trash haulers until Lot #3 is developed.

Discussion ensued about signs and the applicant was informed they need a Master Sign plan.

P. Sanfacon opened the hearing for public input there being none she closed the public hearing.

BUSINESS

1. Cumberland Farms-

Motion made by J. K. O'Rourke, seconded by J. Gagnon, to table the application until the September 4, 2007 meeting in order for the applicant to submit a maintenance plan and give staff enough time to review the final plans.

Motion carried with all in favor.

2. McGinley Development Inc., BLA- Approved.

3. McGinley Development Inc., Site Plan-

Motion made by J. K. O'Rourke, seconded by R. Vaillancourt, to accept the application as complete and grant waivers relative to the checklist items for size of the plan sheets and item #15 for "Statement of Error of Closure".

Motion carried with all in favor.

Motion made by J. K. O'Rourke, seconded by R. Vaillancourt, to approve the Phase #1 plan for Lot #2, 22 Sawmill Rd. Gilford Common Subdivision with the following condition(s):

- 1) Subject to any other federal, state or local approval which may be required.
- 2) "The developer return to the Planning Board prior to commencing any building construction on Phase #2 of this lot and get the Planning Board's specific approval for the building plans.

Discussion on the motion.

The Board discussed drainage issues on site. C. Scattergood is concerned about the drainage for this site and how future sites developed within the subdivision will impact the entire area. The Board discussed the NHDES would be involved in the drainage related issues.

The Board discussed the commercial cluster development only for Lot #2 at this time. C. Scattergood asked for clarity if Lot #2 is a separate cluster from the rest of the development or is it part of the entire cluster development. The Board clarified that Lot #2 is a commercial cluster development in itself and other lots in the subdivision may not necessarily be developed as a commercial cluster.

J. Ayer asked if J. K. O'Rourke would like to add lighting be installed along the back of the buildings as a condition of approval. J. Gagnon and D. Vaillancourt said that is not part of the application at this time and they are not approving that at this time. They are looking at the Post Office only and when the applicant is ready to submit for Phase #2 the Board can address lighting at that time.

P. Sanfacon asked S. Verdile Philibotte to read the motion into the record for clarity.

1. "Subject to any federal, state, or local approvals that may be required."
2. "The Developer to return to the Planning Board prior to any building construction in Phase #2 for architectural review and approval."

Discussion on the motion.

J. K. O'Rourke amended the motion from "architectural approval" to "Site plan approval for Phase #2." R. Vaillancourt seconded the amended motion.

Discussion on the motion.

C. Scattergood asked if the Board has determined in Phase #1 if the parking calculations show the parking in Phase #1 is adequate for the building. The Board clarified the parking had been determined to be adequate for the Post Office in Phase #1.

J.K. French asked about appearing before the Board only for architectural review for future development. The Board clarified that the applicant has to obtain site plan approval for Phase #2.

S. Verdile Philibotte read the amended motion for the Board to vote on as follows:

- 1) "Subject to any federal, state, or local approvals that may be required."
- 2) "The developer returning to the Planning Board prior to any building construction in Phase #2 for site plan review and approval."

P. Sanfacon called for the vote. Motion carried with all in favor.

Adjournment

Motion made by J. K. O'Rourke, seconded by R. Vaillancourt, to adjourn the meeting at 10:30 p.m. Motion carried with all in favor.

Respectfully submitted,

Stephanie Verdile Philibotte
Administrative Assistant