

Memorial Building

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Members Present: Susan Chiarella (chair) Bryan O' Day, B Manning, Gene Hayes, and Alternates Karen Cook, and Cynthia Hayes

Clayton Platt, Leigh Callaway, Don Hill, Billy Huntoon, Tom Duling, Arlene Wheeler, John Trachy, George McCusker, Peter Abair, Mark Brunelle, Mike Hansen, Doug Peel, and Pam Richardson

Review of August Minutes: corrections: 5th sentence under Brunelle Hearing: New sentence will read: However, he seeks relief for the new structure which is in the shoreland and Wetland buffer and relief for the new septic which is in the wetland buffer.

8,412 sq. ft. is being impacted with the new project and they are allowed 23,648 sq. ft. for areal disturbance. Corrected Right of way mis-spellings.

Bryan made a motion to approve minutes with corrections, second by B and unanimously approved.

Review of site visit notes: correction of Right of way spelling. Corrected sentence. B asked if it might be a possibility to move the entire structure away from Shore a couple feet. Bryan made a motion to accept minutes with corrections, second by B and unanimously approved.

Continued Brunelle Hearing: Susan Chiarella recused herself from the hearing leaving Bryan O' Day as acting Chair. Bryan, Justin, B, Cynthia, and Karen were members hearing the case. Mark presented the board with the new revised plans. Mark states he feels that the new structure is in the best possible location that it could be. He did set the house back away from shoreline as suggested. Cynthia feels the board should have a surveyed map. Mark states that it is not required. Cynthia also inquires on the gravel driveway and suggests a drip line trench so the water is diverted to the wetland instead of the pond. Mark states that the driveway would not go any further than the house. The board discussed keeping the natural vegetation state and that the new owners are to comply with the shoreland permits. The board also states that they recognize the importance of the right of way. Clayton Platt asks to see a plan and also gives the board a copy of a surveyed map on behalf of Baptist pond trust for the file. Clayton also wanted to add that the concrete pin that is on the property is on state property from when Edyth Dexter sold it to the state when 189 was put in. John Trachy asked how verification of

setbacks would be measured. Mark states by the corner pins. Tom Duling also stated that they would be measured by the corner pins. Cynthia makes a motion that a surveyed map be done. There was no second. Bryan adds that one of the stipulations could be that the concrete pin be on the map. Bryan asks the board as well as the public for anymore comments or questions. Bryan closed the hearing and the board went into deliberation.

The board reviewed maps and information and decided that Mark would need 4 variances. Cynthia made another motion for a surveyed map, no second.

A 48' foot variance from structure to the High water mark, a 10' variance from N/E back corner of the house to the wetland, a 30' variance for the leech field to the wetland, and a 2' variance from the south rear corner of house to the roadside.

They stated that conditions would be:

Removal of shed

Make a stone retention ditch 3' deep and a minimum of 1' wide across front of structure.

Drive way cannot go past the house

Has to comply with NH DES Shoreland permit 2013-01321

Maintain natural vegetation, other than foot path to the lake.

Maintain right of way.

Show concrete pin on the map (map will be checked by the Chairman and upon approval Mr. Brunelle may start work)

Motion to accept variances with conditions by B, second by Justin, Bryan in favor, Karen in favor, Cynthia opposed. Variances granted with conditions.

Hansen Hearing for Special Exception: Susan Chiarella recused herself from the hearing, leaves Bryan O' Day as acting Chair. Board members hearing the case will be Bryan, B, Karen, Justin, and Gene.

Michael Hansen addresses the board and explains the use of the property and is as follows:

Estimated number of boats to be stored is about 150

Hours of operation will be 8am-3pm Mon-Fri

Business description is boat and trailer storage indoor and outside. Boat repair and winterization. Future business requiring and amended special exception new and used boat sales with customers on site.

One-three employees

There will be a business sign hanging on the building

Building size is 100ftx50' metal

Roughly two weeks of traffic delivering boats

All oil and hazardous material shall be disposed of in proper containment barrels and removed from site when full to approved disposal facilities or picked up by certified disposal companies. All boats shall be washed with environmentally friendly bio degradable soap. No hazardous chemicals shall be used for washing purposes.

The purpose would not be injurious, noxious, or offensive because the storage is odorless and will not be louder than the noise from the neighboring I89.

The proposed use will not be contrary to public health by reason of undue traffic congestion or health because boats will be moved by pickup trucks meeting current state and federal motor carrier standards for emissions and safety. Hazardous waste to be disposed off- site by certified disposal companies.

Mike explains that the building is all open with a concrete floor. Metal roof and siding. Building is heated.

Mike explains that he will be winterizing the boats in the first bay. Winterizing consists of draining the water out of the motor, sucking the oil out, and he will shrink wrap by hand. He explains that he will be doing minimal repairs. Gene inquires whether there are any state regulations and Mike states that there are none. B feels that everything that Mike has presented makes perfect sense and is pretty self-explanatory however the board may need to make a few simple environmental statements. Cynthia inquires where the water will go. Mike states into the ground. John Trachy states that there has been some expensive work done to the road and what will be done to maintain the integrity. Mike states that he could contact road agent before doing any trucking if it looks questionable. Cynthia asks do they need a site visit. None of the board members felt that one was necessary. Bryan asked if there are any more comments, questions, or concerns. The board went into deliberation. The board was all in favor of the special exceptions with some conditions.

The conditions were that the business operate under all state and federal guidelines. The business is to meet all state and Federal guidelines dealing with onsite hazardous materials disposal and clean-ups.

No more than 160 boats total.

One to three employees.

Sign on the building is nothing more than 4' square and non- illuminating.

To preserve integrity of the road at certain times of the year permission from road agent may be required before trucking.

Gene makes a motion to grant a special exception on Lot 1 of Michael Hansen properties with the conditions stated. Second, by Justin. B, Bryan, and Karen all in favor as well.

Meeting adjourned at 9:45 p.m.

Submitted by,

Susan Abair