

**Lancaster Planning Board  
Minutes of Meeting**

**Meeting held upstairs in Town Hall**

**Wednesday March 4, 2020**

The meeting was called to order by Chairman Mark M. E. Frank at 6:30 P.M. followed by the Pledge of Allegiance.

**Initial Business:**

**Roll Call:**

Regular Members:

**Present:** Chairman Mark M. E. Frank, Vice Chairman Andy Nadeau, Selectmen's Representative Leo Enos, Penny Noyes, Justin Carter, Rusty Scott and Mark M. St. Pierre.

Alternate Members:

**Present:** Shane Beattie, Don Doolan, Greg Westcott and Maggie Jones.

**Absent:** Garrett Savard.

Others attending:

Planning/Zoning Coordinator Benjamin S. Gaetjens-Oleson, Austin Turner and Eamon Moran.

To review and approve the minutes of the February 12, 2020 meeting.

**A motion was made by Mark M. St. Pierre and seconded by Justin Carter to approve the minutes as written. A vote was taken and the motion carried.**

**Appointment(s):** None.

**Public Hearing(s):**

**Major Site Plan Review:**

**Case #814 – Aubuchon Realty Company, Inc.** - Applicant/Owner requests approval to construct a separate, approximately 9,100 square foot commercial building on their property that is also home to an existing hardware store. Additional improvements would also be completed, including relocating one greenhouse, upgrades to parking area, landscaping and installation of stormwater management systems. A waiver to allow less than the recommended parking spaces is also being requested. Land zoned Commercial/Industrial. (Tax Map R04 – Lot 032 (4.18 acres), 15 Bridge Street). **Vote on Final Approval.**

Don Doolan asked if Greg Westcott would be a voting member for the night's case as he acted as one last month. He stated he believed that it was required that once a member sits as a regular member for a case they are supposed to continue until that case is over. Benjamin Gaetjens-Oleson explained that this is partially correct and that the requirement is that whenever possible the Board that sits during a Public Hearing should stay consistent until the hearing is over. Mr. Gaetjens-Oleson continued stating February's meeting was only to accept the application and was not a public hearing and that Mr. Westcott did not have to be a voting member tonight. Mr. Gaetjens-Oleson read the specific section of the Planning Board's Rules of Procedure where it explained just that.

Chairman Mark M. E. Frank opened the Public Hearing at 6:38 P.M.

**Member Rusty Scott announced he needed to recuse himself from the case as he is an abutter to the property under consideration. Mr. Scott left the Board table and sat in the audience.**

**At this time Chairman Mark M. E. Frank appointed Alternate Member Greg Westcott to full voting member for the night's meeting due to Regular Member Rusty Scott's recusal.**

Mr. Gaetjens-Oleson announced all required public and abutter noticing had been completed.

Austin Turner, of Bohler Engineering, presented the case. He displayed plans and drawings indicating the improvements to be made to the property. He explained the building would be placed in the area of the existing greenhouses, near the Historical Society. He continued stating water to the building would come from the line that enters the lot for the Aubuchon building and sewer would come directly out from the new building to the road. There will be very little water usage as the building will be retail. He stated they have been in discussion with NH DOT about the driveway and they will need to make some adjustments to the current entrance. The eastern curb cut will be visually narrowed by painted markings and entrance and exit lanes will be added. The proposed building will have parking in the front, where available now, and on its westerly side. There will be extensive resurfacing of the existing paved areas and a new stormwater management system will be installed to capture ground and rooftop runoff for the whole property. Lighting will be by LED fixtures on poles and the building. All lighting will be down directed and located to not shine on neighboring properties or the roadway. All lighting, including existing for Aubuchon, will be on a timer and set to go off when not necessary, based on opening times. Only low wattage security lights will remain on during closed hours. Hours of operation are proposed to be 8:00 AM to 10:00 PM but those may change depending on the business in the building. Times will not expand.

Mr. Turner stated they are seeking a waiver from the parking standards. Per the listed standards in the Site Plan Regulations they would need 90 spaces but are proposing 65. He explained there was a parking study summary in the application packet that justified the decrease. Chairman Frank asked if they would have space for additional parking if necessary. Mr. Turner answered yes that there was additional space towards the rear of the properties that is paved and graveled that could be used for parking. The intent was to minimize the disturbance to the site so they did not plan to repave and stripe the area. He felt it was best to leave it as is and utilize it for overflow parking during the few times a year it may be needed.

Penny Noyes asked if the Historical Society had been notified of the project. It was answered that they had received their abutter's notice and have had the opportunity to review the plans. Mr. Turner was asked about the traffic pattern for deliveries as was requested during the previous meeting. Mr. Turner showed the plan page that displayed how the trucks would enter and how their entrance would impact the roadway and curb cut. Maggie Jones indicated the plans show a tractor trailer would have to travel over the exit lane to the property when they enter and she asked how this could be achieved if vehicles were exiting. Mr. Turner explained that DOT will not allow a design that requires a truck to cross the yellow line in order to enter a

lot. Although the truck would travel across the exit lane on the property it would obviously be done when all is clear. Exiting would be by the western most drive.

Mr. Turner continued by stating the exterior building material on the front and the front third of the eastern side would be a combination of brick paneling and faux wood Hardee-Board. The rest of the building, rear, west and rest of eastern side would be metal panels. The colors would be earth tones. The eastern side would have fake doors designed to look like barn doors on the front third. Mr. Turner was asked if the front of the building would have bollards placed in the parking area. He answered that they are part of the plans. Mr. Turner continued by stating there would be a lot of new plantings and more were added based on the input from the last meeting. Most of the new plantings would be along the eastern side and the front of the property. They would be combination of evergreens and maples. Mr. Gaetjens-Oleson did advise that there landscape plan along the front of the property should take into account how the growth of the trees would impact any signage display. He referenced the Shaws Plaza where they have a great landscape plan at the front but the signage is partially obscured because of it and it causes issues with the owners wishing to cut some of the plantings. Mr. Turner stated that would be looked at and that the plantings already have to be pushed back from the roadway in order to allow better sightlines along the driveway.

Chairman Frank stated the wood and brick façade did not wrap around to the western side and asked if this might be considered. Mr. Turner stated he would look into adding that feature. Mr. Turner did explain that they had looked into replacing the flat roof with a pitched design. He stated they had spoken with Mr. Gaetjens-Oleson and explained that adding a pitched roof would add excessive development costs to the project that were just not available based on the occupancy. The addition would require extra engineering and the placement of the HVAC mechanicals off the roof and on the ground. He stated even a faux front pitched roof could be added but it was felt that the visual from every other direction but straight on would not be a benefit.

Ms. Jones stated that she felt the building needed to look better, including a pitched roof. She stated that the west side of the building would be the most visible yet was all clad in sheet metal. She explained she would like to see that whole side be landscaped similar to the east side and have some of the same elements as that side. Mr. Turner did agree that the same treatment as the east could be done but since that side of the building was to accommodate parking it might be difficult to add dense landscaping down its side. He felt he might be able to add a couple of trees at each corner of that side. Chairman Frank asked what the colors would be for the exterior. Mr. Turner stated the proposed colors are listed on the plan set.

Vice Chairman Andy Nadeau asked what would happen to the greenhouses on site now. Mr. Turner explained one would be moved closer to the building and repurposed and the other would be eliminated. He added that the size of the one kept may be reduced, depending on the area available for it. Vice Chairman Nadeau stated the relocation of the greenhouse is where Aubuchon stores materials for sale and asked what would happen to that. It was answered that some may be displayed within the greenhouse and some will be elsewhere but parking would not effected.

Leo Enos indicated the new building would be going where the propane filling station is now and asked where that would be relocated. Eamon Moran explained that there is a proposed location on the plans but the final decision would be based on input from the Fire Department. Mr. Moran continued by stating that they had met with all the Department Heads early in the development and all the concerns, including the propane, were being addressed. Their intent has

been to work with the Town and follow the requirements. He stated he felt other than the waiver for the parking he believed the project does meet what is required.

Vice Chairman Nadeau asked if the project applied for an Alteration of Terrain Permit. Mr. Turner stated that they are under the threshold for that requirement but all other necessary steps are being completed.

Noting Mr. Turner or Mr. Moran had nothing else to add the hearing was opened to the abutters. Rusty Scott, an abutter, explained his initial issue with the lighting at the Aubuchon store and how he has needed to remind the manager to shut off the outside light or personally cross the street to do so. Mr. Moran explained he was looking into that issue as it was brought up at the last meeting and the intent is to put all the exterior lights at the property on a timer. Mr. Moran stated they are trying to balance and be mindful of the concerns of abutters and public. They are willing to work with everyone to make this a pleasant experience. Mr. Gaetjens-Oleson did remind them that although there was no plan for exterior signage at the property they would be limited based on what they already have. Mr. Gaetjens-Oleson stated he did speak with one abutter who was concerned with the lighting. Mr. Gaetjens-Oleson did discuss the whole proposal with them and they did not express any objection to anything.

Noting there were no other abutters present who wished to speak to the case the hearing was opened to the public. Noting there was no one from the public wishing to speak to the case the public hearing was closed at 7:40 PM and opened only to the Planning Board.

Mr. Gaetjens-Oleson reminded the Board they needed to decide on the waiver from the parking requirement before they decide on the proposal. He also stated he had some recommended conditions for the Board to consider. Some were precedent conditions and some were subsequent.

#### **CONDITIONS PRECEDENT**

1. Shall receive NH DOT Driveway Permit.
2. Shall receive approval from the Lancaster Fire Department on the final location of the propane filling station.
3. Shall continue the front façade treatment around to the westerly side of the building, mimicking what is proposed for the easterly side, to include the faux barn doors. To be reviewed and approved by Planning/Zoning Coordinator Benjamin S. Gaetjens-Oleson
4. Final landscaping plan shall be reviewed and approved by Planning/Zoning Coordinator Benjamin S. Gaetjens-Oleson.

#### **CONDITIONS SUBSEQUENT**

1. Shall give complete paper and electronic copies of as-builts to the Planning Department for all improvements.

**A motion was made by Justin Carter and seconded by Greg Westcott to approve the requested waiver for reduced parking spaces from the required 90 to the proposed 65. A vote was taken and the motion carried.**

**A motion was made by Justin Carter and seconded by Greg Westcott to approve the proposed plan based on proposed plans, public discussion and the following conditions:**

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1. Shall give complete paper and electronic copies of as-builts to the Planning Department for all improvements.

A vote was taken and the motion carried.

**Other Business:**

**Preliminary Conceptual Consultation(s):** None.

**Commercial Building Permit(s):** None.

**Recent Zoning Decision(s):** None.

**Training Topic(s)/Material(s):** None.

**Announcement(s)/Correspondence(s):**

- Master Plan Update-Mr. Gaetjens-Oleson stated the survey had ended and the next meeting of the Master Plan Committee would be on March 12, 2020 to go over them and he would provide the information to the Board. He stated that there were some very good comments made to some of the survey questions.
- Board Member Expirations-Mr. Gaetjens-Oleson announced that Don Doolan, Andy Nadeau, Mark M. E. Frank and Mark M. St. Pierre's terms were up and if they wished to be reappointed they needed to forward a request to the Selectboard stating they wished to resume their positions on the Board.
- Garrett Savard's constant absence was noted. Mr. Gaetjens-Oleson explained that if the Board wished to have him removed from the Board they needed to request that the Selectboard hold a Public Hearing to do that.

A motion was made by Justin Carter and seconded by Leo Enos to have Planning/Zoning Coordinator Benjamin S. Gaetjens-Oleson send a letter to the Selectboard on the Planning Board's behalf requesting they rescind Garrett Savard's appointment. A vote was taken and the motion carried.

Noting that there was nothing further to come before the meeting a motion was called for to adjourn.

A motion was made by Leo Enos and seconded by Mark M. St. Pierre to adjourn. A vote was taken and the meeting adjourned at 7:51 P.M.

Respectfully,



Sandra E. Doolan – Clerk

Approved: 6/10/2020



Mark M. E. Frank  
Chairman