

**Lancaster Planning Board
Minutes of Meeting**

Meeting held in Town Hall Auditorium

Wednesday – June 10, 2020

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

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Mark M. E. Frank, Justin Carter and Mark M. St. Pierre.

Absent: Vice Chairman Andy Nadeau, Selectmen's Representative Leon Rideout, Rusty Scott and Penny Noyes.

Alternate Members:

Present: Don Doolan and Maggie Jones.

Absent: Greg Westcott and Garret Savard.

Others attending:

Alan Savage, Rob Christie, Vickie Gibbs, Planning/Zoning Coordinator Benjamin Gaetjens-Oleson and Clerk Sandra Doolan.

Chairman Mark M. E. Frank read the following announcement:

This meeting and hearing will be conducted pursuant to Governor's Emergency Order 12- "Temporary modification of public access to meetings under RSA 91-A" due to the ongoing public health crisis and emergency related to the COVID-19 pandemic. Board members have the option to participate in person or remotely. Individuals wishing to participate have the option to either call into the meeting or provide a written statement to be read to the Board and entered as part of the proceedings. Any and all action requiring a vote will be by roll call. Individuals needing to speak will need to be recognized by the Board Chairman first to ensure they can be heard by all in attendance personally and remotely.

Planning/Zoning Coordinator Benjamin S. Gaetjens-Oleson explained that Selectman Leon Rideout is now the Selectboard's Representative to the Planning Board. He also stated Shane Beattie is also no longer on the Planning Board as he is now a Selectman so there is a vacancy. He identified Vickie Gibbs who is in attendance and interested in possibly serving on the Board, filling the vacancy caused by Mr. Beattie needing to leave. Mr. Gaetjens-Oleson also stated the Selectboard still have not addressed Garret Savard's absences and that the vacancy caused by his continued absence cannot be filled until he formally leaves the Board. He explained Selectman Leon Rideout is supposed to speak with Mr. Savard.

Chairman Mark M. E. Frank appointed Alternate Members Don Doolan and Maggie Jones as a regular voting members for tonight's meeting due to the absences of Regular Members Rusty Scott and Penny Noyes.

To review and approve the minutes of the March 4, 2020 meeting.

A motion was made by Mark M. St. Pierre and seconded by Justin Carter to accept the minutes as written.

Roll Call Vote:

Chairman Mark M. E. Frank-Yes

Mark M. St. Pierre-Yes

Justin Carter-Yes

Don Doolan-Yes

Maggie Jones-Yes

Motion Carried.

Appointment(s): None.

Public Hearing(s):

Minor Site Plan Review:

Case #815 – Squirrel Away Self Storage/dba Pack Rat Self Storage - Applicant requests approval to construct up to three self-storage buildings on slab with no utilities. The initial building would be 30' x 160' with the remaining two approximately 30' x 100'. Stormwater will be managed through an existing grassed swale at the rear of the property and lot grading will be preserved to encourage flow to that system. The lot will remain a packed gravel surface and access will continue through the open lot frontage to allow for the roadway to drain as it currently does. An existing 30' x 53' pole barn will remain on site for additional storage. Land Zoned Commercial/Industrial. (Tax Map P02 Lot 030 (1.0 acre), 218 Summer Street). **Review Application for Completeness. Vote on Final Approval.**

Planning/Zoning Coordinator Benjamin Gaetjens-Oleson stated that he had worked with Alan Savage (owner of Squirrel Away Self Storage/dba Pack Rat Self Storage) to prepare the narrative that was presented in the Planning Board packet. Mr. Gaetjens-Oleson stated he did make an error in the narrative where it was explained electrical utilities to the storage building would come from an existing pole within the lot. He said that was his error as the buildings will have no power provided to them. Mr. Savage explained he has owned and operated similar buildings within Lancaster since 1999. He currently has 5 buildings at 2 locations within Town. He explained the buildings are built according to all necessary requirements and specifications, there is no lighting in the buildings and they are properly maintained. He stated he visits each site daily to ensure the buildings and grounds are well kept.

Justin Carter explained he works for Capital Well who is an abutter to the project and one of Mr. Savage's existing facilities and he can attest to Mr. Savage's proper management. He stated Capital Well has no issues with the proposed plan as the existing one across the street is always neat and clean. It was asked how long Mr. Savage had owned the land under consideration. Mr. Savage answered only a few weeks.

With no further discussion on the case a vote was called for to accept the application as complete.

A motion was made by Mark M. St. Pierre and seconded by Justin Carter to accept the application as complete.

Roll Call Vote:

Chairman Mark M. E. Frank-Yes

Mark M. St. Pierre-Yes

Justin Carter-Yes

Don Doolan-Yes

Maggie Jones-Yes

Motion Carried.

Chairman Frank opened the public hearing and asked Mr. Savage if he had anything else to present. With nothing more to add the hearing was opened to abutters. With no abutters present to speak on the request the hearing was opened to the public. With no one from the public wishing to speak on the request the public hearing was closed and opened to the Board to discuss.

With no further Board discussion a vote was called for final approval.

A motion was made by Mark M. St. Pierre and seconded by Justin Carter to accept the plan for final approval.

Roll Call Vote:

Chairman Mark M. E. Frank-Yes

Mark M. St. Pierre-Yes

Justin Carter-Yes

Don Doolan-Yes

Maggie Jones-Yes

Motion Carried.

Mr. Savage was given permission to speak on an issue concerning property owned by Daniel Benoit on Summer Street. He explained it abuts his current storage facility and close to the proposed one. He explained it is used to store junk cars and is an eyesore and diminishes property values. He stated that Mr. Benoit did have approval to sell cars there but not store them for junk which is what is happening. He stated he wanted the Planning Board to address this issue. Don Doolan answered that he believed Mr. Benoit did have approval to store cars there. He remembers the issue coming before the Planning Board and Mr. Benoit getting permission to do just what he is doing but a review of the case would be needed to confirm. Chairman Frank stated he would have the file pulled and reviewed to answer Mr. Savage's concerns.

Other Business:

Preliminary Conceptual Consultation(s): None.

Commercial Building Permit(s):

- Beverly J. Esson (Owner) EIP Communications, LLC (Applicant)-Erect 180' telecommunications monopole within 70'x 70' fenced in utility area according to the Lancaster Planning Board Approval, Case #787 dated 7-13-16.

Mr. Gaetjens-Oleson explained this was the tower approved for Varsity Wireless in 2016 and the company now has been merged or acquired by EIP Communications.

- Weeks Medical Center (Owner)/Richard Bacon (Applicant) – Renovate existing mammography suite per plans submitted.

Mr. Gaetjens-Oleson stated they are making the area larger for better functionality and to accommodate a larger machine.

- Weeks Medical Center (Owner)/Richard Bacon (Applicant) – Renovate room 208 to be used as an observation room for IEA patient.
- Aubuchon Realty Company, Inc. (Owner/Applicant) – Construct an approximately 9,100 Square foot commercial building and additional improvements as presented, discussed and approved in Planning Board Case #814.

Mr. Gaetjens-Oleson stated this was the permit for the approved site plan the Board approved in March.

Recent Zoning Decision(s):

- Katherine Hartnett & Racheal Stuart - Area variance concerning Zoning Ordinance Article 05, Section 01-Setbacks in the Residential District. Placement of a 6' x 14' wood shed closer to the property lines than allowed.

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

Announcement(s)/Correspondence(s):

- Master Plan update-Mr. Gaetjens-Oleson stated the committee has not met since March due to the COVID19 pandemic but he plans to resume the meetings in July.

Other business as may legally be brought before said meeting.

- Voluntary lot merger – David W. & Connie M. Solon/ Tax Map R13 Lots 056 & 057.

A motion was made by Mark M. St. Pierre and seconded by Justin Carter to approve the voluntary lot merger.

Roll Call Vote:

Chairman Mark M. E. Frank-Yes

Mark M. St. Pierre-Yes

Justin Carter-Yes

Don Doolan-Yes

Maggie Jones-Yes

Motion Carried.

Mr. Gaetjens-Oleson stated that the Board needs to elect a Chairman and Vice Chairman. He asked if the Board felt this should wait until there are more Board members in attendance. Mr. Carter stated he felt that would be best and the Board agreed.

Mr. Gaetjens-Oleson introduced Vickie Gibbs and explained she is interested in serving on the Board. Ms. Gibbs explained she has lived in the area for several years. She moved from the Midwest and is currently employed as a salesperson for North Country Motor Sales. She wanted to observe the Planning Board before she decided if she is interested. If she is she would be recommended to the Selectboard to fill Shane Beattie's seat as an alternate.

Rob Christie asked about the system the Town is using to allow for remote attendance at the Planning Board meeting. He stated it may prove useful for the Conservation Commission. Mr. Gaetjens-Oleson explained it may not be necessary to utilize remote meeting attendance as the Governor is expected to relieve some of his "Stay at Home" order requirements.

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

A motion was made by Mark M. St. Pierre and seconded by Justin Carter to adjourn.

Roll Call Vote:

Chairman Mark M. E. Frank-Yes

Mark M. St. Pierre-Yes

Justin Carter-Yes

Don Doolan-Yes

Maggie Jones-Yes

Motion Carried and the meeting adjourned at 7:01 P.M.

Respectfully,

Approved: 7/8/2020

Sandra E. Doolan

Sandra E. Doolan – Clerk

Mark M.E. Frank

Mark M.E. Frank
Chairman