

**Lancaster Planning Board
Minutes of Meeting**

Meeting held in Lancaster Town Hall, Second Floor

Wednesday – August 8, 2021

The meeting was called to order at 6:30 PM by Chairman Andy Nadeau followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Andy Nadeau, Vice Chairman Justin Carter, Mark M. E. Frank, and Maggie Jones.

Absent: Selectmen's Representative Leon Rideout, Rusty Scott and Mark M. St. Pierre.

Alternate Members:

Present: Selectmen's Representative Alternate Troy Merner, and Don Doolan.

Absent: Vickie Gibbs, Rick McCarten and Greg Westcott.

Others attending:

Town Manager Benjamin Gaetjens-Oleson, Alan Savage, Donald Freddette, and Lucy Wyman.

Chairman Andy Nadeau reminded the Board members how important it was to attend the scheduled meetings. He stated that if members were unable to attend regularly they should think about stepping down from the Board.

Selectmen's Representative Alternate Troy Merner will act as a voting member for tonight's meeting due to the absence of Selectmen's Representative Leon Rideout. Chairman Andy Nadeau appointed Alternate Member Don Doolan as a regular voting members for tonight's meeting due to the absence of Regular Member Mark M. St. Pierre.

To review and approve the minutes of the July 14, 2021 meeting.

Noting that there were no additions or corrections to be made to the minutes a motion was called for to accept them as written.

A motion was made by Mark M. E. Frank and seconded by Don Doolan to accept the minutes as written. A vote was taken and the motion carried.

Appointment(s):

- None.

Public Hearing(s):

Minor Site Plan

Case# 824 – Alan M. & Joanne Savage – Applicants/Owners request approval to construct up to three self-storage buildings on slab with no utilities. The initial building would be approximately 30' X 160' with the remaining two measuring 30' in width with reduced lengths from the original to accommodate the narrowing lot. Ample setbacks will be maintained to allow for appropriate traffic flow, snow storage and stormwater management. Land Zoned

Commercial/Industrial. (Tax Map R02 Lot 050 (1.0 acre), Main Street). **Review Application for Completeness. Vote on Final Approval.**

The Board reviewed the application submitted. The applicant, Alan Savage, was there to present and answer questions. Mark M. E. Frank asked if there was any lighting planned. Alan Savage answered not at the time. Chairman Nadeau asked if a driveway permit would be required from DOT. Mr. Savage answered no as he already has access through the AmeriGas lot. Mr. Frank asked if there was a drainage plan submitted. Ben Gaetjens-Oleson stated that it was not required for application submission. Chairman Nadeau also stated it was not necessary for approving the application as complete.

A motion was made by Troy Merner and seconded by Maggie Jones to accept the application as complete. A vote was taken and the motion carried.

Mr. Savage asked the Board if they felt there was any problems with the drainage at the site now. Mr. Frank answered that how it drains now will change when the buildings and other impervious surfaces are added which is why there is concern. Mr. Savage stated his facilities on Summer Street have no problems with drainage. He plans to grade this lot so water flows to the back and north of the property where there are existing ditches that would drain to the woods in back and an existing culvert. Chairman Nadeau asked if there was some sort of drainage plan showing that, even a hand drawn one. Don Doolan asked about the line on the submitted plan and Mr. Savage told him that was his access to the lot through AmeriGas's property.

Chairman Nadeau opened the Public Hearing by asking if any abutters were present to speak for or against the proposal. There being none he asked if any members of the public were present to speak for or against the project. Lucy Wyman stated she used to hear peepers on that property and stated she remembered that land to be a wetlands and Mr. Savage having to receive a wetlands permit to satisfy a violation. Mr. Savage explained one DES official deemed it a wetlands and then another one deemed it not to be one. They eventually sent a soil scientist to the property after Mr. Savage filled the area with DES's permission. Mr. Savage stated he felt Ms. Wyman was just against the project. Ms. Wyman explained she was not necessarily against it and didn't disagree with the last units he constructed but would have liked to have seen some trees added.

Chairman Nadeau asked Mr. Savage if he had the wetlands permit he mentioned. Mr. Savage stated that he did. Chairman Nadeau explained that there are a few issues with the proposal surrounding drainage and wetlands impacts. He stated there will be a lot of impervious surfaces added to the lot and there is no plan showing how stormwater will be contained to the lot after development. Ms. Wyman also stated she would like to see any lighting placed lower to the ground.

Mr. Savage read a letter from several years ago from a past member of the Lancaster Conservation Commission where he investigated the site and did not find that the property had wetlands on it. Mr. Doolan stated he did not feel access to the site will be an issue and felt the drainage ran differently than Mr. Savage explained. Mr. Frank stated the ditches are not identified on the plans so it is hard to determine how runoff is flowing now or will flow after the project. He is concerned for the drainage unless the lot is graded correctly. Maggie Jones stated she would like to see some sort of drainage plan as well as the wetlands permit Mr. Savage reviewed previously. Troy Merner agreed. Chairman Nadeau stated drainage plans were required for the Family Dollar project and feels it should be necessary for this one. Mr. Savage

stated that there is never any water in the basins at Family Dollar or Dollar General and feels they were unnecessary. Benjamin Gaetjens-Oleson stated he felt a good place for containing stormwater and runoff is at the front of the property where the road runoff already goes. Mr. Frank did read the application narrative where it was proposed to flow to the front and felt that made sense. Chairman Nadeau recapped the consensus of the Board that a copy of the wetlands permit and a drainage plan with elevations for pre and post development be submitted before they make a decision. He did recommend that the drainage plan be completed by an engineer. The Board will continue the hearing until next month. Chairman Nadeau announced the Public Hearing will resume on September 8, 2021 at 6:30PM at the Lancaster Town Hall, second floor, 25 Main Street.

Other Business:

Preliminary Conceptual Consultation(s):

- VFW Post 3041-Construction of a storage building: Mr. Gaetjens-Oleson explained the VFW wanted to construct a storage building in the general location of the storage trailer they just removed. He didn't know what the Board would require as they already have an approved site plan for a new Post Hall. He asked if a revision to their previous site plan would suffice. The Board felt that was appropriate showing the proposed building on the previous survey from their last site plan approval.

Commercial Building Permit(s):

- None.

Recent Zoning Decision(s):

- Approved- Granite State Land Holdings, LLC & AB Aggregates for a Use Variance concerning article 5.04, "Unpermitted Uses in the Agricultural District". Mr. Gaetjens-Oleson explained this was a condition of the previously approved site plan.

Training Topic(s)/Material(s):

- None.

Announcement(s)/Correspondence(s):

- Lucy Wyman was present to ask the Board what authority they have to ensure previously approved site plans continue to operate as allowed and when a grandfathered use is required to follow current site plan regulations. She explained when McDonalds was renovated she contacted Mr., Gaetjens-Oleson about the landscaping because she was concerned it would be dramatically changed. Mr. Gaetjens-Oleson did state that there were no proposed landscaping plans for the renovation but when he contacted them after speaking with Ms. Wyman they did state they were going to make some changes. He did meet with them and they did change their original plans. He explained there is nothing specific concerning older developments that occurred before site plan so the requirements are vague. He also stated he knows there are often some changes to approved site plans that are missed and not identified until later and that he knows he does not do enforcement as well as he should. He knows Shaws may remove some trees so there sign can be seen better but he has already told them that something needs to go back in their place but will work with them so it fits with the intent of their previous approval. Ms. Wyman asked how this can be addressed more consistently. Chairman Nadeau stated that developments often need an Alta surveys showing existing conditions after project completion. Their financing companies usually require them and review them for deviations. Mr. Frank asked if something could be added to the site plan regulations.

A motion was made by Don Doolan to end discussion on this topic.

Chairman Nadeau stated this was a worthwhile discussion but he did not see where a solution would be found tonight. He asked Mr. Gaetjens-Oleson what he thought. Mr. Gaetjens-Oleson stated the system could be improved to make this issue better. He is hopeful with the hiring of the new Land Use Coordinator something could be prepared soon. Mr. Gaetjens-Oleson did announce that Robin Irving was offered and did accept the Land Use Coordinator job. She had been employed by the Town of Northumberland and plans to begin with the Town on September, 20. Chairman Nadeau agreed that filling the position would be a help to this matter. Mr. Savage explained that Jiffy Mart had to make some necessary changes to their property due to hazards encountered after the project completed.

Don Doolan withdrew his motion to end the discussion.

- Mr. Gaetjens-Oleson informed the Board that Rusty Scott was stepping down from the Board due to work causing him to miss meetings consistently. He told the Board that meant there was a regular member and alternate member position open and he was also going to try to get some Student Representatives back on the Board. Mr. Doolan stated he had mentioned the Board vacancies to Dave Fuller, Jr. who seemed interested. Mr. Gaetjens-Oleson said he would speak with him.

Other Business as may legally be brought before said meeting.

- None.

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

A motion was made by Troy Merner and seconded by Mark M. E. Frank to adjourn. A vote was taken and the meeting adjourned at 8:10 P.M.

Respectfully,

Benjamin S. Gaetjens-Oleson
Clerk Pro Tem

Approved:

Andy Nadeau - Chairman