

Lancaster Planning Board
Location: Lancaster Town Hall
Wednesday, June 8, 2022

Chairman Nadeau opened up the meeting at 6:30pm. Chairman Nadeau led the Pledge of Allegiance.

Initial Business: Roll call

Regular Members:

Present: Chairman Andrew Nadeau, Vice Chairman Mark M.E.Frank, Mark St. Pierre, Maggie Jones, Vickie Gibbs

Absent: Selectman's Representative Leon Rideout

Alternate Members:

Present: Donald Doolan, Rick McCarten

Absent: Greg Westcott, Ericka Canales, Selectman's Representative Troy Merner

Others Attending: Robin L. Irving, Land Use Coordinator, Benjamin Gaetjens-Oleson, Town Manager, Barbara Payer, Clerk

Review and approve minutes from May 11, 2022 meeting. Motion made by Mark St. Pierre, and seconded by Mark Frank to approve the minutes as written. *The motion passed unanimously.*

Chairman Andrew Nadeau recused himself on the next two cases, as he is actively working on both cases as surveyor. Vice Chairman Mark M. E. Frank took charge of the meeting as Acting Chairman in his place. Mark M.E. Frank appointed Alternate Member Donald Doolan into a voting member for tonight.

Public Hearing:

Minor Subdivision

Case # 834- Charron, Cody & Gesel, Beverly (Applicants) and Gesel, Susan J (Owner)-Applicants/Owner request a minor subdivision to divide one lot, Lancaster Tax Map R11, Lot 041, more particularly described as 69 Garland Road, into 2 lots. Said minor subdivision will result in one lot totaling approximately 2.04 acres with the remaining lands totaling approximately 67.9 acres. Land Zoned Agricultural (Tax map R11-Lot 041 (69.9 acres), 69 Garland Road.

Discussion

Nadeau explained that the plan to review includes to subdividing 1 building lot on Gesel parcel, Tax Map R11 Lot 41. Applicant has decided to keep a 50 ft strip of land buffer, moved down road. The subject lot is 69 acres and the goal is to carve out a single-family residential lot from the northeast portion with about 300 ft road frontage.

Mark M.E. Frank led the Board with review of the checklist to decide if the application was complete.

A motion was made by Mark St Pierre to accept the application as complete. Donald Doolan seconded the motion. *The motion passed unanimously.*

Public Discussion

A butter Irene Hutchinson: Asked if they have molded the area where they are going to be building-and is it going to go deeper than 50 feet from the rock wall or more toward the barn. Applicant Beverly Gesel answered it is slightly further back closer to the barn.

Public closed.

Motion was made by Mark St. Pierre to approve the application as presented. Maggie Jones seconded the motion. *The motion passed unanimously.*

Major site plan review:

Case # 833-Colby, Zackary -Applicant/Owner requests approval to construct an approximately 2,660 sf commercial building intended to be used as a 30-seat restaurant with a preorder-pickup only drive thru lane and an 875 sf outside dining patio. Additional improvements include 13 parking spaces, landscaping, and installation of stormwater management systems. Applicant/owner requests both a waiver of the wetlands delineation/study requirement and for Public Hearing to be conducted at same meeting as Review for Completeness of Application. Land Zoned Central Business District-North (Tax Map P04 -Lot 033 (.037 acres), 212 Main Street

Discussion

Surveyor Andrew Nadeau presented a quick overview of the case with his full-sized plans. Applicant Zackary Colby explained that this project is a preorder sandwich and coffee shop, named "Miggy's Restaurant", which will be open from 6 am to 2 pm to start, with plans to expand hours in the future. The idea is to focus on convenience with preorder capability from a phone app to a pickup drive-thru window. The buildings' maximum seating capacity holds 30 people.

Mark M.E. Frank confirmed that the Board received the application documents which included the site plan/pictures, the Stormwater Management Plan, and a letter from Sterling Environmental regarding the soil tests. Frank stated that the Planning Board did not receive some materials until yesterday and today at the meeting like more details about the stormwater plan and the sketch of the exterior building design. Frank led the Board with review of the checklist to decide if the application was complete.

Donald Doolan made a motion to waive the requirement for plans to include roads, streets, and driveways within 200 feet. Motion was seconded by Maggie Jones. *The motion passed unanimously.*

Donald Doolan made a motion to waive wetland requirements per the Applicant's written request. Motion was seconded by Mark St. Pierre. *The motion passed unanimously.*

Vickie Gibbs made a motion to accept the application, including the addition of late items, as complete. Motion was seconded by Mark St. Pierre. *The motion passed unanimously.*

Land Use Coordinator Robin Irving explained that the additional information provided yesterday and today was not part of the application materials available to the public prior to any open discussion at a public hearing, and therefore unable to meet the technical and statutory requirements for public notice and an opportunity to review. Irving feels this is unfair and inappropriate to the public if the Board considers the application as complete and waives the second hearing.

A motion was made by Vickie Gibbs to accept the application as written and complete, and seconded by Maggie Jones. *The Motion passed unanimously.*

A motion was made by Vickie Gibbs to waive the wait for next month to review the entire plan and to condense both meetings into one meeting. Mark St. Pierre seconded the motion. *The motion passed unanimously.*

Mark M.E. Frank opened up the meeting to the public.

Public Discussion

Abutter David Haas, Grove St. Resident: Asked how close is the driveway to his property, as his concern is being able to enter his backyard. Colby answered it is about 5 feet to the line, and can be pushed ahead to less than 10 feet to Haas line to the closest edge of the driveway, approximately 5 to 6 feet between the property line and 10 feet from the edge of the house. Haas made a request for a 8 foot-high vinyl fence and Colby agreed.

Abutter Dennis Donnelly Sr., Grove St. Resident: Mr. Donnelly shared his concerns starting with traffic control specifically vehicles pulling in directly across from his

driveway, and circling, backing out onto the road, creating a safety hazard. He also wanted to know where pickup trucks, campers, and trailers were going to park. He explained that he does not want them parking in front of his house, citing that inadequate parking is a Town safety issue.

Town Representatives, Ted Joubert and Police Chief Timothy Charbonneau, both stated that as a public service they need to look at all information that came into the town, and are not comfortable making a decision on the parking situation at this time. The requirement is 3 weeks to make the information available to the public for review before making a decision. Chief Charbonneau and Ted both feel they need more time to consider the abutters' concerns.

Abutter Judi Donnelly, Grove St. Resident; also stated that her concerns are primarily about safety, with traffic backing up onto Main St. essentially blocking the entrance onto the road and potentially restricting emergency vehicles from gaining immediate access.

Abutter David Haas said that, when Smokin Ts was there, a lot of traffic campers and trailers who would park on the Verizon lot or on abutters property. He feels that one-lane traffic pulling boats and stopping there will be disaster, especially affected by more people in summer, parking on the street, and traffic flow. There is no place for these types of vehicles to park.

Mark M.E. Frank stated that there are many concerns with parking on the streets and no extra parking lane due to no parking accommodations for vehicles pulling trailers. This problem was identified when Smoking Ts was there, and they had more parking available than what is being presented with Colby's plan. There would be a need for signage, indicating that the property cannot accommodate large trucks and trailer. The parking spot plan must be brought to the Town officials to analyze.

Racheal Stuart, Conservation Commission Chair, Governors Terrace Resident, suggested that the Board take the time to adequately review the documents because a specific concern is the documentation submitted later than the deadline; this includes the drainage plan based on insufficient data, the letter from the consultant who never came on site, and the absence of a perc test on land that is situated over an aquifer. These create serious concerns.

Linda Ogle, Burnside St. Resident: advised that there must be a large flashing sign indicating that you must order online prior to queuing up for the drive-thru as most people, mostly non-residents, passing through will not understand the process. This is likely to cause confusion, congestion, and frustration leading to anger.

Dennis Donnelly Jr., Grove St. Resident, voiced his concern with increased traffic traveling around the Grove to Grandview loop and safety issues from campers and vehicles with trailers blocking the entrance and driveways. Donnelly Jr. asked what would happen when people from out of town pull in and find out it is a preorder pickup only?

Tammy Donnelly, Grove St. Resident; explained that the neighborhood kids and grandkids safety will be compromised because the added vehicles turning onto and through the neighborhood will cause for unsafe conditions.

Benjamin Gaetjens-Oleson, Town Manager, Prospect St; stated his concerns are the traffic and parking issues onto Grandview and Grove Streets. The Town supports the new business but does not support the drive-thru; it is a major concern.

Robin Irving, Land Use Coordinator stated that the Town had received a letter from DOT outlining concerns with the current plan; then State clearly stated that the drive-thru entry and the building be 75 feet set back from the State right-of-way and, that there could be no stormwater runoff onto Route 3, and that there could be no backing up of traffic onto Route 3 as a result of vehicles entering/queueing and exiting Grove Street. Irving emphasized that backing up of traffic onto Route 3, sometimes all the way to the rotary, already occurs with Dunkin Donuts especially now that DD no longer has lobby service and its sales rely heavily on the pre-order app, similar to what Colby is proposing. Irving stated that DOT also has concerns about the frequency of delivery vehicles entering in and out and its impact on traffic on Route 3, especially due to vehicles approaching and exiting the rotary. Irving said that people will park on the streets regardless of restricted parking, and the site distances will be obstructed by improperly parked vehicles when pulling out of Grove St onto Route 3 like how it is around Scorpios. Irving stated that these issues, if not resolved, will create liability to the Town.

Discussion was closed to the public:

Mark M.E. Frank, open the discussion to the Board.

It was decided through the ongoing discussion to request the following additional information: a pre and post stormwater management plan be completed by a licensed NH Engineer, a plan to deal with the potential traffic issues on Grove Street and turning templates for delivery trucks unloading in the area, a plan to accommodate parking for vehicles with trailers, and the site plan should also show locations of proposed fences and landscaping, and the relocated utility pole.

A motion to carry the meeting over to Wednesday, July 13th at 6:30 pm at the Town Hall and to add to next month's agenda. All supporting documentation shall be submitted according to the 21 day-notice and make available the information to the public was made by Mark St. Pierre. Motion was seconded by Donald Doolan. *The motion passed unanimously.*

Motion to add Chairman Andrew Nadeau back on the board was made by Donald Doolan and seconded by Mark St Pierre. *Motion passed unanimously.*

Other Business: Commercial Building Permit: Retrotel Inc--Owner/Alan Brasseur--
Applicant, 112 Main St., PO7-003

This is a temporary structure. The business is considering selling Christmas trees in winter, then removing everything. Mark M.E. Frank suggests switching the vendor to various vendors. No signage present.

Motion to adjourn the meeting at 8:45 was made by Mark St. Pierre, seconded by Mark M.E. Frank. *The motion passed unanimously.*

Respectfully submitted,

Barbara Payer, Clerk

Approved:



Mark M.E. Frank

Vice Chairman Mark M.E. Frank
Acting Chairman on Cases #833 and #834