

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
March 4, 2015**

DATE APPROVED: March 18, 2015

TIME: 7:0 p.m. – 8:10 p.m.

CHAIRMAN: Herman Wiegelman

FIRST VICE CHAIRMAN: Larry Baker

SECOND VICE CHAIRMAN: Martha Caron

MEMBERS: Ann Poole, William Clohessy, Denise DeForest

EX-OFFICIO: David Fullerton

PLANNING DIRECTOR: Robyn Payson

ALTERNATES PRESENT: Donald Solomon and John Penny

ALTERNATES APPOINTED: Donald Solomon for William Clohessy and John Penny for Martha Caron

EXCUSED: William Clohessy, Martha Caron and Denise DeForest

Members of the Public: John Segedy, Edward Tasker, Keith Wing, Jr., Jay Dororty, John Kowalski, Terri Iovino, Robert Kowalski, Jenna Colby, Thomas Colby, Walter Sterling, Jr., and Peter Mellen, LLS

Call to Order:

Chairman Wiegelman called the meeting to order at 7:01 p.m.

Chairman Wiegelman asked Mr. Solomon to sit as a voting member in place of Mr. Clohessy.

Minutes

Chairman Wiegelman entertained a motion to accept the minutes of February 18, 2015.

Mr. Baker made a motion to accept the minutes of February 18, 2015 as presented.

Ms. Poole asked that page 1, next to the last paragraph after Route 9 the words “from Manahan Park” be added. She also asked that on page 2, last line the words “has been” be changed to “is being”

Mr. Solomon seconded the motion as amended. The Board voted all in favor.

Public Hearing

Change of Use/Waiver of Site Plan Review

Stone Bridge Montessori Schools LLC.

Map 11P 23 Lot 142 at 29 West Main Street

Thomas Colby

Chairman Wiegelman opened the public hearing on the change of use/waiver of site plan review application submitted for the Stone Bridge Montessori School.

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Mr. Colby introduced himself and his wife Jenna Colby as the lessees of the building at 29 west Main Street. He is asking for that the building be change to an institutional use as it would be a daycare/preschool. He is planning to build a playground in the back which would eliminate two parking spaces however the spaces are presently being used by the building owner to walk dogs. He said as far as traffic flow the daycare would be opening at 7:00 a.m. until about 9:00 a.m. and we would be closing at 5:30 p.m.

Chairman Wiegelman asked how many students would there be.

Mr. Colby answered a maximum of twenty.

Chairman Wiegelman asked if they would be open year round.

Mr. Colby answered yes because they are trying to provide dependable daycare.

Mr. Fullerton asked how many staff members would there be.

Mr. Colby said there would be two people on premise at all times.

Ms. Poole asked if there was a license or accreditation involved in running a Montessori type program.

Mrs. Colby said she has been accredited through the American Montessori Society and has been trained for three to six year olds and six to nine year olds.

Ms. Poole said the application distinguishes between the daycare component and the preschool component could you tell me what the difference between the two are.

Mrs. Colby said the daycare will be for the early bird drop offs beginning at 7:00 a.m. and the curriculam component will begin at 8:30 a.m. until 3:30 p.m. She said the after school hours will begin at 3:30 p.m. and go until 5:30 p.m.

Mr. Solomon asked if the fire alarm system would be tied directly to the fire department.

Mr. Colby said not at this time. He said the Fire Chief had checked the emergency lights and exit lights to make sure they were working and checked to see that we had the correct number of fire alarms.

Mrs. Payson said the application is complete to accept.

Ms. Poole made a motion to accept the application. Mr. Baker seconded the motion. The Board voted all in favor.

Mr. Sterling said the present fence is on his property so a new fence would have to be built for the playground which follows the actual property line. He asked that it be built at least five feet high because of his concerns regarding the attractiveness of his pool to small children.

Mr. Sterling pointed out, on one of Mr. Colby's submitted drawings where the property line is.

Mr. Colby said his intent is to build a six foot picket fence around the playground or what is required by the State and supervision at all times.

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Chairman Wiegelman closed the public hearing.

Mr. Solomon made a motion to approve the change of use and waiver from site plan review with the following conditions: submit a plan for adequate fencing and any exterior lighting must be dark skies compliant. Mr. Fullerton seconded the motion. The Board voted all in favor.

Lot Line Adjustment /Major Site Plan-Riverside Precision Sheet Metal

Map 11P Lots 339 & 339-3 11 Intervale Drive
Robert Kowalski

Chairman Wiegelman opened the public hearing on the lot line adjustment and major site plan review application submitted for Riverside Precision Sheet Metal.

Mrs. Payson said this application is complete for lot line adjustment and major site plan.

Chairman Wiegelman entertained a motion to accept the application for consideration.

Mr. Solomon made a motion to the application for consideration. Mr. Fullerton seconded the motion. The Board voted all in favor.

Chairman Wiegelman asked Mr. Penney to sit as a voting member in place of Ms. Caron.

Robert Kowalski introduced himself and his brother John as the owners of Riverside Precision Sheet Metal and they would like to relocate their business to a new 20,000 square foot building at 11 Intervale Drive. He said the proposed facility is classified as a 2B non-combustible exterior with steel structural members; its usage is F2 low hazard occupancy for factory or industrial uses that involve the fabrication or manufacturing of non-combustible material which during finishing, packaging or processing do not involve a significant fire hazard. He said currently there are thirteen employees with the anticipation of adding five more over the next few years.

Mr. Dororty said in the twenty years he has been with the company they have never had to call for any emergency services.

Mr. Wing said they will be building a very environmentally friendly facility which includes extra insulation and propane fuel based. He said the company handles no hazardous chemicals at all. He said the only chemicals they use are hydraulic fluid and cleaning agents for the machines.

Mr. Kowalski presented the Board with a rendition of what the building will look like and the outdoor lighting and landscaping schemes.

Mr. Solomon asked why they were installing a septic system.

Mr. Kowalski said there was still a moratorium on connecting to the town's system and our water usage is very low.

Chairman Wiegelman asked if they would be connecting to town water.

Mr. Kowalski said yes.

Mr. Solomon asked about fire stand pipes or sprinkler system.

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Mr. Kowalski said because the building is rated 2B which is unprotected, non-combustible skeleton and exterior of the building. He said there are adequate fire extinguishers throughout the shop.

Mr. Solomon noted that the plans show some old barb wire fencing and asked if it could be removed.

Mr. Kowalski said he would look into that.

Ms. Poole explained her concerns with the traffic on West Main Street and tractor trailer trucks attempting to make left hand turns out of Intervale Drive onto West Main Street.

Ms. Poole asked about the proposed subdivision.

Mr. Kowalski said it was only a lot line adjustment in order to be able fit the entire drainage easement.

Mr. Fullerton asked if they had intensively examined the potential for flooding of the building.

Mr. Kowalski answered that the elevation had been considered very seriously.

Chairman Wiegelman closed the public hearing.

Mr. Baker made a motion to approve the lot line adjustment. Mr. Solomon seconded the motion. The Board voted all in favor.

Mr. Baker made a motion to approve the site plan as presented. Mr. Penny seconded the motion.

Mr. Baker amended his motion to add the following conditions: the landscaping shall be guaranteed for two growing seasons and all drainage structures shall be inspected at least once a year and following large storm events. Mr. Penny seconded the motion. The Board voted all in favor of the amendment.

Chairman Wiegelman asked for a vote on the motion as amended. The Board voted all in favor.

Any other business that comes before the Board:

Chairman Wiegelman recognized and thanked two members, Larry Baker and Ann Poole, for their service to the Planning Board.

Chairman Wiegelman nominated Pamela Stohrer as an alternate for three years.

Mr. Penny made a motion to appoint Pamela Stohrer as an alternate to the Planning Board. Chairman Wiegelman seconded the motion. The Board voted all in favor.

Mrs. Payson said Mr. Black's project is coming in on April first and has been sent for review.

Ms. Poole asked if anyone planned on speaking at Town Meeting regarding the master plan survey.

Mr. Baker said he planned on handing out the post cards regarding the master plan at town meeting.

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Adjournment:

Chairman Wiegelman entertained a motion to adjourn.

Mr. Solomon made a motion to adjourn. Mr. Penny seconded the motion.

Meeting adjourned at 8:10 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary