

Town of Manchester - PLANNING BOARD

MINUTES

APRIL 5, 2016

6:30 PM

TOWN OFFICE CONFERENCE ROOM

MEETING CALLED BY	Leon Strout-Chairman, Jim Pelsor, Charlie Hippler, Jeff Reardon, Tom Leveen, Stephanie Daggett Nichols and Therese Gay
MEMBERS ABSENT	All Members Present
TYPE OF MEETING	PLANNING BOARD
SECRETARY	Debbie Southiere
ATTENDEES	Keegen Ballard, Tom Oliver, Marcia Duval, Gerald Patten, Melissa Knowlton, Lisa Montagna, Robert Gay Jr., Mike Saucier, Steve Roberge and Jim Hebert

CEO REPORT

WRITTEN	Keegen discussed the possibility of Larry Goggin, 52 Lighthouse Lane leaving his existing garage up while he builds a new garage. Once the new one is finished, he will remove the old. Keegen stated Richard Parent, Friendship Drive is exploring the idea of building Storage Units on his 16 acres. This would be a "Special Exception".
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Site Visit

Agenda topics

**Derrick and Wendy Tooth
Map U6 Lot 8
Shoreland District Conditional Use
Remove and Build New Storage Shed**

DISCUSSION	The Board received the information requested. All requirements have been met.
MOTION	Motion by Jeff Reardon to Accept
SECOND	Second by Tom LeVeen
PASS/FAIL	Vote 7-0 to Accept

Melissa Knowlton
Map U02 Lot 004-022
Deeded ROW
Shoreland District Conditional Use
Build a Shed 10 x 12
Correction of Square Footage on
Map 02 Lot 004-25

DISCUSSION	<p>Melissa Knowlton presented her information to change to square footage on her property located on Map U2 Lot 004-25. The Board informed her she would need to consult with the Assessor to have this correction made.</p> <p>She also presented her plans to construct a Shed on the ROW on Map U2 Lot 22. The Board informed her, she will need to clarify the easement.(dimension of the easement and the exact location of the ROW)</p> <p>Ms. Knowlton asked to be put on the agenda for next meeting. She will need to have information to Debbie for Tuesday, April 12th.</p>
MOTION	No motion at this time
SECOND	
PASS/FAIL	

Manchester Motors
Mike Saucier
Map U15 Lot 1 & 1A
Site Plan Application
Demolish existing residence replace with a
new Commercial Building
Auto Sales and Tractor Sales

DISCUSSION	<p>Steve Roberge presented the plans for Phosphorous Control.</p> <p>Mr. Roberge stated Manchester Motors will be connecting to the sewer.</p> <p>They will be digging a new well.</p> <p>Manchester Motors has applied for a permit to tie into the sewer.</p> <p>Trash dumpsters will be on back corner out of sight.</p> <p>Signage will Cape Cod style.</p> <p>Predicted traffic impact - 20 cars per day.</p> <p>There will be plantings in the front of building.</p> <p>There will be trees planted to the West and a fence on the East.</p> <p>The Board asked for a landscaping plan.</p> <p>The Board went over the "Guidelines for Site Plan Review Application" in the Land Use and Development Ordinances.</p> <p>Mr. Saucier will need:</p> <ol style="list-style-type: none"> 1. Show the Driveways on the opposite side 2. Statement concerning wetland, trees and other natural feature 3. Signage and Lighting: Location, dimensions , and lumens 4. Landscaping plan with planting schedule 5. Estimate cost and financial capacity
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	<p>6. Include elevations</p> <p>The application is complete once these items are received and ready for a Public Hearing. Debbie will send out letters to abutters before next meeting.</p>
MOTION	No Motion at this time
SECOND	
PASS/FAIL	

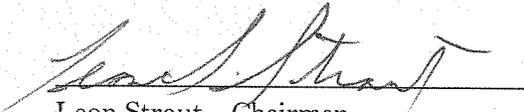
MINUTES	Minutes for March 15 th will be reviewed at next meeting
MOTION	
SECOND	
PASS/FAIL	

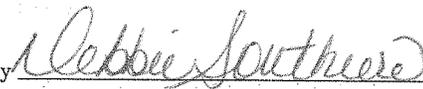
TICKLER FILE	Page 90, B3 – Soil Boundaries
TICKLER FILE	Special Exception Permits
TICKLER FILE	Site Plan Review
TICKLER FILE	Real Estate Signs
TICKLER FILE	Low Value Wet Lands in GD
TICKLER FILE	"Estimated"
TICKLER FILE	**Fee for Major Project Site Reviews
TICKLER FILE	Parking Space Ordinance
TICKLER FILE	Invite David Rocque to Planning Board Meeting
TICKLER FILE	Sign Off Sheet for Major Developments

ADJOURNMENT

MOTION	Motion made by Charlie Hippler
Second	Second by Tom LeVeen
Vote	Vote to adjourn accepted 7-0

NEXT MEETING: *April 19, 2016*


Leon Strout – Chairman

Submitted by  Debbie Southiere - Secretary