

Town of Manchester - PLANNING BOARD

MINUTES

APRIL 19, 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	Marcia Duval, Christine Rao, Tom Oliver, Joel Pooler, Christopher Pooler, Jim Barnes, Jim Hebert, Mike Saucier, Steve Roberge, Chris Pooler, Gary Jackson, Dawn Kliphan and Pat LeVeen

CEO REPORT

WRITTEN	
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Site Visit

	No Site Visits

Agenda topics

**Melissa Knowlton
Map U02 Lot 004-025
Build a 10 x 12 Storage Shed**

DISCUSSION	The Board believes they will not be able to meet the setbacks. Leon Strout would like Keegen Ballard, CEO to check with MMA concerning this. Jim Pelsor asked if it would be far enough away from the Septic System.
MOTION	No Motion at this time
SECOND	
PASS/FAIL	

**Manchester Motors
Public Meeting
Map U15 Lot 1 & 1A
Demolish existing residence
replace with a new
Commercial Building (Auto Sales
and Tractor Sales**

DISCUSSION	<p>Jim Hebert presented the plans to the public for the new Manchester Motors building. Mr. Saucier presented the information which the Board requested from the last meeting. Additional information requested was: Landscaping Plan, Site Lighting showing lumens, Existing drainage (before construction), and Driveways within 200 ft and Financial Capacity. Mr. Strout asked for public comment. Gary Jackson had concerns about his dug well. He asked about the drainage and whether or not his well would be disturbed. Steve Roberge spoke about the Drainage Plan. He told Mr. Jackson that there will be no impact on his well. The site will be raised 2.5 feet. There will be erosion control during construction. Jim Pelsor asked what the benchmark is. Mr. Roberge stated it is 99.5. Jeff Reardon stated he was not satisfied with the letter from the Bank concerning their Financial commitment. Mr. Strout asked for other questions: there were none. Public Session was closed Mr. Strout stated the Board would vote on the "Criteria for Review" as stated in the Land Use and Development Ordinance, Section 8.</p> <ul style="list-style-type: none"> A. Motion by Jim Pelsor - Met Second by Stephanie Nichols Vote 7-0 B. Motion by Jeff Reardon - Met Second by Jim Pelsor Vote 7-0 C. Motion by Jeff Reardon -Met Second by Terry Gay Vote 7-0 D. Motion by Jim Pelsor – 1 - Met Second by Stephanie Nichols Vote 5- 2. Motion by Tom LeVeen – 2 -Met Second by Jeff Reardon Vote 7-0 E. Motion by Jeff Reardon – NA Second by Tom LeVeen Vote 7-0 F. Motion by Jeff Reardon – Met Second by Tom LeVeen Vote 7-0 G. Motion by Jeff Reardon- Met Second by Stephanie Nichols Vote 7-0 H. Motion by Jim Pelsor – Met Second by Stephanie Nichols Vote 7-0 I. Motion by Jim Pelsor - Met Second by Tom LeVeen Vote 7-0 J. Motion by Charlie Hippler 1 thru 4 - Met Second by Stephanie Nichols Vote 7-0 K. Motion by Jim Pelsor -1 thru 6 -Met Second by Jeff Reardon Vote 7-0 L. Motion by Jeff Reardon-Met Second by Jim Pelsor Vote 7-0 M. Motion by Jeff Reardon- NA Second by Jim Pelsor Vote 7-0 N. Motion by Jim Pelsor – Met Second by Jeff Reardon Vote 7-0 O. Motion by Jim Pelsor – Met Second by Terry Gay Vote 7-0 P. Motion by Jim Pelsor - Met Second by Terry Gay Vote 6-1 Q. Motion by Jim Pelsor – Met Second by Tom LeVeen Vote 7-0 R. NA
MOTION	Permit approved
SECOND	
PASS/FAIL	Permit approved 7-0

**Paul Crowley and Delia Pooler
53/55 Oak Drive
Map U02 Lot pts 4-1 & 4-2
Shoreland District Conditional Use**

DISCUSSION	Jim Barnes presented the new plans for decks (rear deck - 139 sq ft and side deck 156 sq ft) on Mr. Crowley's camp. The Board feels the proposed decks go over the 30% Mr. Crowley is including removal of septic cover, stone wall and fireplace in his calculations. Mr. Strout referred page 7 Sec 1v. of Land and Use Development Ordinance. Mr. Barnes will go back to Mr. Crowley with the concerns of the Board.
MOTION	No Motion at this time
SECOND	
PASS/FAIL	

MINUTES	Minutes from March 15 th 2016
MOTION	Motion by Jeff Reardon to accept
SECOND	Second by Tom LeVeen
PASS/FAIL	Vote 7-0 to accept

MINUTES	Minutes from April 5 th 2016
MOTION	Motion made by Jeff Reardon
SECOND	Second by Stephanie Nichols
PASS/FAIL	Vote to accept 7-0

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	Define Technical and Financial Capacity and Ability
TICKLER FILE	Solar Access

ADJOURNMENT

MOTION	Motion made by Charlie Hippler
Second	Second by Jeff Reardon
Vote	Vote to adjourn accepted 7-0

NEXT MEETING: *May 3, 2016*


Leon Strout – Chairman

Submitted by _____ Debbie Southiere - Secretary