

# Town of Manchester - PLANNING BOARD

## MINUTES

MAY 17, 2016

6:30 PM

TOWN OFFICE CONFERENCE ROOM

MEETING CALLED BY	Leon Strout-Chairman, Jim Pelsor, Charlie Hippler, Stephanie Daggett Nichols and Therese Gay
MEMBERS ABSENT	Jeff Reardon and Tom LeVeen
TYPE OF MEETING	PLANNING BOARD
SECRETARY	Debbie Southiere
ATTENDEES	Bob Gage, Travis Letellier, Jim Fisher, Paula Thomas, Kaleb Pushard, Alexander Wright, Kathy Lyons, Malcolm Lyons, Keith Edmonds, Marcia Duval, Dawn Kliphan and Stephanie Ralph

## CEO REPORT

WRITTEN	Stop Work Order issued to 695 Pond Road
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## Site Visit

	No Site Visits
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## Agenda topics

**Dollar General Store  
Final Review  
1022 Western Avenue  
U11 Lot 008-001**

DISCUSSION	<p>Leon Strout asked the Board to review the completion of the application Site Plan Review Application</p> <p>A. General Submission Information 1met, 2met ,3met, 4met, 5met ,6met ,7met, 8met, 9,NA</p> <p>B .Existing Condition 1met, 2met ,3met ,4met, 5met, 6met, 7met ,8NA, 9NA</p> <p>C. Proposed Development Activity 1met,2met,3met,4NA 5met,6met,7met,8met,9met,10met,11met,12met,13met</p> <p>D. Applications for Major Development 1 met, 2 a thru e met, 3met, 4met, 5 met, 6met, 7met, 8met, 9met, 10NA, 11NA, 12met, 13met, 14met</p>
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	<p>Travis Letellier presented the final drawing of the building and addressed the Cart management. Leon Strout asked if anyone had any questions. Marcia Duval had questions about the signage, the set back of the sign and the lighting. She also was concerned about the windows. Paula Thomas stated she thought the building would look better with original pillars in front. Dawn Kliphan had questions and concerns with DOT and the Traffic Studies. Mr. Strout and Mr. Pelsor explained how these studies are done.</p> <p>Criteria for Review and Approval of Site Plans and Subdivision".</p> <p>A. Motion by Jim Pelsor - met Second by Terry Gay Vote -0  B. Motion by Jim Pelsor - met Second by Terry Gay Vote5 -0  C. Motion by Stephanie Nichols -met Second by Jim Pelsor Vote5 -0  D. Motion by Terry Gay – 1and 2 are met Second by Stephanie Nichols Vote 5-0.  E. NA  F. Motion by Stephanie Nichols – met Second by Jim Pelsor Vote 5-0  G. Motion by Jim Pelsor- met Second by Terry Gay Vote 5-0  H. Motion by Jim Pelsor – met Second by Stephanie Nichols Vote 5-0  I. Motion by Jim Pelsor –NA Second by Charlie Hippler Vote5-0  J. Motion by Charlie Hippler 1 met Second by Jim Pelsor Vote 5-0  Motion by Jim Pelsor –2 met Second by Stephanie Nichols Vote 5-0  Motion by Jim Pelsor 3 met Second by Stephanie Nichols Vote 5-0  Motion by Jim Pelsor 4 met Second by Terry Gay  K. Motion by Jim Pelsor -1 thru 6 met Second by Terry Gay Vote 5-0  Discussion concerning erosion. Jim was concerned with the reporting. Board would like to see semi- annual storm water reports  Approval based on Town receiving a report twice a year.  L. Motion by Jim Pelsor-met Second by Stephanie Nichols Vote -5-0  M. Motion by Jim Pelsor- met Second by Terry Gay Vote 5-0  N. Motion by Charlie Hippler – met Second by Terry Gay Vote 5-0  O. Motion by Jim Pelsor met Second by Terry Gay Vote 5-0  P. Motion by Jim Pelsor- met Second by Stephanie Nichols Vote 5 -0  Q. Motion by Stephanie Nichols met Second by Jim Pelsor Vote 5 -0</p> <p>Mr. Strout asked if there could be plantings along the building. Mr. Gage asked if planters would be acceptable. They agreed on the planters. Mr. Strout also stated he would like to see a false window on the front with shutters on the front of the building. Mr. Gage agreed to that.</p>
<b>MOTION</b>	Permit approved
<b>SECOND</b>	
<b>PASS/FAIL</b>	Permit approved 5- 0

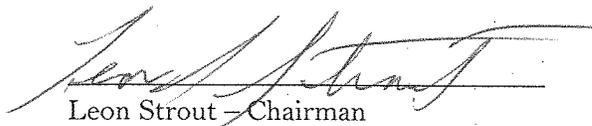
<b>MINUTES</b>	Minutes from May 3, 2016
<b>MOTION</b>	Motion made by Jim Pelsor
<b>SECOND</b>	Second by Stephanie Nichols
<b>PASS/FAIL</b>	Vote to accept 5-0

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	Solar Access

#### ADJOURNMENT

MOTION	Motion made by Charlie Hippler
Second	Second by Stephanie Nichols
Vote	Vote to adjourn accepted 5-0

**NEXT MEETING: June 7th, 2016**

  
Leon Strout – Chairman

Submitted by  Debbie Southiere – Secretary