

Town of Manchester - PLANNING BOARD

MINUTES

JULY 19, 2016

6:30 PM

TOWN OFFICE CONFERENCE ROOM

MEETING CALLED BY	Leon Strout-Chairman, Jim Pelsor, Charlie Hippler, Jeff Reardon, Stephanie, Daggett Nichols and Therese Gay
MEMBERS ABSENT	Tom LeVeon
TYPE OF MEETING	PLANNING BOARD
SECRETARY	Debbie Southiere
ATTENDEES	Keegen Ballard, Tom Choate, Pam Matthews and Don Brochu

CEO REPORT

WRITTEN	
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Site Visit

	No Site Visits

Agenda topics

**Hugh and Pam Matthews
73 Heron Cove
Map U05 Lot 004
Build 40 x 28 Garage
Conditional Use Shoreland District**

DISCUSSION	The Matthews would like to remove the existing shed and garage and build a new garage. The new garage will meet all the setbacks. Keegen Ballard walked the property and measured to confirm setbacks and conditions. Leon Strout asked the Matthews to put a Drip Strip/Dry Well on the eaves for runoff. Mr. Ballard will include this condition in the permit.
MOTION	Jim Pelsor made a motion to approve this permit with the Drip Strip/Dry Well condition
SECOND	Second by Stephanie Daggett Nichols
PASS/FAIL	Vote 6-0 to approve with condition

**Tom Choate
Map U 15 Lot 004-00D
Pre-Application for
Self Storage Unit**

DISCUSSION	Tom Choate discussed with the Board the possibly of building a new Self Storage unit on his property. The unit will be on the upper edge of the property behind the existing unit. The Unity will share the existing road. It will not need a permit from DEP. The Board would like to do a site visit. The Board would need: Phosphorous Report Final Grades Buffer plan for the back of lot and the West side Lot coverage calculations Drainage easement Mr. Choate will get back to Debbie to set up site visit.
MOTION	No Motion at time
SECOND	
PASS/FAIL	

**Election of Chairman
And
Vice Chairman**

ELECTION CHAIRMAN	Jim Pelsor nominated Leon Strout for Chairman Jeff Reardon second Vote 5-1 to elect Leon as Chairman
ELECTION VICE CHAIRMAN	Jeff Reardon nominated Jim Pelsor as Vice Chairman Stephanie Daggett Nichols second Vote 5 -1 elect Jim as Vice Chairman

Minutes

MINUTES	Minutes from June 7, 2016
MOTION	Motion made by Jeff Reardon to accept
SECOND	Second by Jim Pelsor
PASS/FAIL	Vote to accept 6-0

Minutes

Minutes

MINUTES	Minutes from June 21,2016
MOTION	Motion made by Jeff Reardon to accept
SECOND	Second by Terry Gay
PASS/FAIL	Vote to accept 5-1

Tickler File

TICKLER FILE	Page 90, B3 – Soil Boundaries
TICKLER FILE	Invite David Rocque to Planning Board Meeting
TICKLER FILE	Site Plan Review
TICKLER FILE	Real Estate Signs
TICKLER FILE	Low Value Wet Lands in GD
TICKLER FILE	Changeable signs
TICKLER FILE	Definition of complete application
TICKLER FILE	Develop check list for different types of applications including permits
TICKLER FILE	
TICKLER FILE	

ADJOURNMENT

MOTION	Motion made by Charlie Hippler
Second	Second by Jim Pelsor
Vote	Vote to adjourn accepted 6-0

NEXT MEETING: *August 2, 2016*

Leon Strout – Chairman

Submitted by _____ Debbie Southiere – Secretary