

# Town of Manchester - PLANNING BOARD

## MINUTES

OCTOBER 4, 2016

6:30 PM

TOWN OFFICE CONFERENCE ROOM

<b>MEETING CALLED BY</b>	Leon Strout-Chairman, Jim Pelsor Tom LeVeen, Stephanie Daggett Nichols , Jeff Reardon and Therese Gay
<b>MEMBERS ABSENT</b>	Charlie Hippler
<b>TYPE OF MEETING</b>	PLANNING BOARD
<b>SECRETARY</b>	Debbie Southiere
<b>ATTENDEES</b>	Keegen Ballard, Gary Violette, Jim Coffin, Tom Oliver, Jim Mullin, Christina Rao, Bill Monagle, Tom Daggett, Joanne Mercier, Carolyn Van Horn and Linda Cobb

## CEO REPORT

<b>WRITTEN</b>	
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## Site Visit

<b>6:00</b>	Violette Project – Mulligan's
<b>6:15</b>	
<b>6:30</b>	

## Agenda topics

**Gary Violette Properties  
1036 Western Avenue  
Rte 202 NS Pond Road  
Site Plan Application  
2 Free Standing Buildings and  
Demolish/Rebuild Mulligan's Bldg**

<b>DISCUSSION</b>	<p>Jim Coffin introduced Jim Mullins, contractor. Mr. Mullins explained the phasing of the project. Drainage would be first. Retention wall and new convenience store (Mulligan's). Mr. Violette would like to get the earth work going before winter and then start on the building project in the Spring.</p> <p>Once the new store is built the old building will be demolished.</p> <p>Old fueling systems will be removed and replaced with new systems.</p> <p>Jim Coffin explained the landscaping and took of the new Mulligan's.</p> <p>Christina Rao stated she would like to see more landscaping to soften the look.</p> <p>Mr. Coffin explained the second phase of the project which will be the building of an office building. The office building will be to the rear of Mulligan's.</p> <p>The Board would like to see windows or false windows on the west side of the building.</p> <p>They would also like to see a more pitched roof.</p> <p>There will be new water service brought in.</p>
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	<p>The Building will not need a sprinkler system.  All Electric will be underground.  Bill Monagle stated there will be less phosphorous run off then before.  He stated that Cobbossee Water shed has given their approval.  Mr. Monagle will provide a letter from Cobbossee Water Shed.  Jim Coffin stated he has a meeting with Sanitary next week.  The Board is concerned about the traffic flow during construction.  Mr. Coffin stated they would be putting up signage and barriers.  The new plan would change the curb cut in front of the Lighthouse to help with future traffic flow.  Board went through the "Criteria for a Completed Application" located in the Land and Use Ordinance.</p> <p>A.1-9 Met  B.1. Met, 2.Need Sanitary Approval 3.Met 4.Met 5. Need dimensions of driveways, street, parking, etc.  6. Met 7.Update edge vegetation 8. Signage plan 9. Met  C.1.Met 2.Met 3.Need dimensions 4.NA 5.NA 6.Met 7,8.Met 9.Need 10. Enhance  11. Met 12.Met 13.Met  D.1. Met 2.a thru e Met 3.Met 4.Met 5 Need 6.Met 7.Okay for this phase 8.Met provide picture  9.Met 10.Met 11.NA 12,13.Met 14.Met</p> <p>To summarize what is still needed to complete Application:</p> <ol style="list-style-type: none"> <li>1. Copies of phasing plan and stages</li> <li>2. Changes to landscaping</li> <li>3. Detailed lighting plan</li> <li>4. Roofline change to south office</li> <li>5. West side of Mulligan's improvement</li> <li>6. East side vegetation updates and rip rap areas</li> <li>7. Traffic signage and traffic control</li> <li>8. Note on plans that Westerly Building will not be built yet</li> <li>9. Curb cut changes, layout of road width behind Lighthouse</li> <li>10. Dumpsters – Details</li> <li>11. Sensors for underground pumps</li> </ol>
<b>MOTION</b>	No Motion at this time
<b>SECOND</b>	
<b>PASS/FAIL</b>	

### Minutes

<b>MINUTES</b>	Minutes from September 20, 2016
<b>MOTION</b>	Motion made by Jeff Reardon to accept
<b>SECOND</b>	Second by Stephanie Daggett Nichols
<b>PASS/FAIL</b>	Vote to accept 4-0

**Tickler File**

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

**ADJOURNMENT**

<b>MOTION</b>	Motion made by Jeff Reardon
<b>Second</b>	Second by Terry Gay
<b>Vote</b>	Vote to adjourn 5-0

**NEXT MEETING: *October 18, 2016***

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Leon Strout – Chairman

Submitted by \_\_\_\_\_Debbie Southiere - Secretary