

Town of Manchester - PLANNING BOARD

MINUTES

OCTOBER 18, 2016

6:30 PM

TOWN OFFICE CONFERENCE ROOM

MEETING CALLED BY	Leon Strout-Chairman, Jim Pelsor Tom LeVeen, Stephanie Daggett Nichols , Jeff Reardon and Therese Gay
MEMBERS ABSENT	Charlie Hippler
TYPE OF MEETING	PLANNING BOARD
SECRETARY	Debbie Southiere
ATTENDEES	Keegen Ballard, Gary Violette, Jim Coffin

CEO REPORT

WRITTEN	
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Site Visit

6:00	
6:15	
6:30	

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**

DISCUSSION	<p>Jim Coffin appeared before the Board with the information which the Board had requested at the last meeting. List as follows:</p> <ol style="list-style-type: none">1. Copies of phasing plan and stages2. Changes to landscaping3. Detailed lighting plan4. Roofline change to south office5. West side of Mulligan's improvement6. East side vegetation updates and rip rap areas7. Traffic signage and traffic control8. Note on plans that Westerly Building will not be built yet9. Curb cut changes, layout of road width behind Lighthouse10. Dumpsters – Details11. Sensors for underground pumps
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Board asked that the dumpsters for Lighthouse be moved and fenced in.
 DEP Permit was granted.
 The vegetation line will be disturbed.
 Mr. Coffin discussed how the erosion control would be implemented.
 The Board went through the list of requirements for a completed application.
 All has been met.
 Board voted on the first phase of the project. (Chairman Strout will only vote if there is a tie)
 Criteria for Review and Approval of Site Plans and Subdivision:
 A. Met Motion - Second-Vote 5-0-1
 B. Met Motion – Jim Pelsor Second- Tom LeVeen Vote 5-0-1
 C. Met with condition Motion- Jeff Reardon Second-Tom LeVeen Vote 5-0-1
 D. 1.
 D. 2. Met Motion- Jeff Reardon Second- Stephanie Daggett Nichols Vote 5-0-1
 E. Met Motion- Jeff Reardon Second- Tom LeVeen Vote 5-0-1
 F. Met Motion- Tom LeVeen Second- Stephanie Daggett Nichols Vote 5-0-1
 G. Met Motion Jeff Reardon Second- Jim Pelsor Vote 5-0-1
 H. NA
 I. Met Motion- Jim Pelsor Second-Tom LeVeen Vote 5-0-1
 Discussion: Motion with condition Jeff Reardon S
 J. 1 thru 4 Met Motion-Jeff Reardon Second Tom LeVeen Vote 5-0-1
 K. 1 thru 6 Met Motion-Jeff Reardon Second-Stephanie Daggett Nichols Vote 5-0-1
 L. Met Motion- Jeff Reardon Second-Tom LeVeen Vote 5-0-1
 M. Met with condition Motion-Jeff Reardon Second- Stephanie Daggett Nichols Vote5-0-1
 N. Met Motion-Jeff Reardon Second-Tom LeVeen
 Discussion
 O. Met Motion-Jeff Reardon Second- Terry Gay Vote 5-0-1
 P. Met Motion- Jeff Reardon Second- Stephanie Daggett Nichols Vote 5-0-1
 Q. Met Motion-Jeff Reardon Second- Jim Pelsor Discussion:
 conditions as follows:
 1. Letter from Sanitary
 2. Financial Capacity Letter
 3. Plan Update
 4. Erosion control will show on all plans and provided to Town
 Met with conditions Motion- Jeff Reardon Second- Jim Pelsor 5-0-1
 All Criteria Met Motion Jeff Reardon Second- Jim Pelsor Vote 5-0-1

MOTION	All Criteria Met (see above)
SECOND	(see above)
PASS/FAIL	Vote 5-0-1

Minutes

MINUTES	No Minutes
MOTION	
SECOND	
PASS/FAIL	

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 Jim Pelsor
Second	Second by Stephanie Daggett Nichols
Vote	Vote to adjourn 5-0-1

NEXT MEETING: *November 1, 2016*

Leon Strout – Chairman

Submitted by _____ Debbie Southiere - Secretary