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**Town of Henniker
Planning Board Meeting
July 13, 2016
Henniker Community Center**

- Members Present:** Ron Taylor, Chair; Tia Hooper, Selectman rep.; Scott Dias; Jonathan Lapointe; Dean Tirrell; Dan Higginson;
- Non Voting Alternates:** Ben Fortner, Selectman rep.
- Members Absent:** Richard Patenaude, Vice Chair; Jason Michie; Aaron Wechsler
- Town Planner:** Mark Fougere
- Guests:** Michael Flecchia; Judy Miller; Howard Miller; Milli Knudson; Paul Knudson; Susan Adams; Gail Hayden; Dave Connors; Joan O'Connor; Peter Flynn; Benjamin Trumble; Michelle Jones; Kris Blomback; Art Siciliano; Jan Palm; Chris Bremer; Kathleen Labonte; Edward Flecchia; Cynthia Davenport; Joanne Grady; Nancy Annis; Bruce Trivellini
- Recording Secretary:** Karen Rose

1) Call to Order/Attendance

Chairman Taylor called the meeting to order at 7:00pm. He reported that Mr. Higginson would be participating and voting with the Board.

2) Approval of Minutes – June 22, 2016

Motion by Selectman Hooper to approve the minutes of June 22, 2016. A second was made by Dean Tirrell. Motion passed 5 - 0

3) Case 2016-05—Site plan application for a proposed 9,100 square foot retail store and associated parking on a 2.6 acre lot, 123 Bradford Road (Route 114) , Map 1 Lot 102B, Zoned CM Medium Commercial District, Kathryn M. Tucker, Owner, and Henniker DG, LLC, Applicant. **Tabled, Public Hearing Open, AA 6-8-16 (65 day 8-12-16).**

Chairman Taylor stated that the application's approval was tabled at the June 22, 2016 meeting until the following four items could be answered:

1. Police comments regarding landscaping at the front of the site
2. An updated plan showing distance of the septic from the Cogswell property
3. Limiting store hours of operation to an earlier closing time
4. New architectural drawings showing an extension of the roof façade and other features

Item 1--Mark Fougere stated he met with the police chief and reviewed the revised plans and prospectus and they were satisfied with the revisions. Item 2—Mark reported that the applicant resubmitted a site plan and he looked at the plan and placed the septic system on the sheet to

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reconfirm distance and was satisfied with the proposal. Item 3—The applicant has agreed to adjust the operating hours from 8-10 pm to 8-9pm, 7 days a week. Item 4—Austin Turner of Bohler Engineering presented a new plan that provided for a stronger appearance by (a) making the windows taller (b) incorporated siding in a color that was similar to the buildings in the area (c) increased the height of the mansard roof (d) improved the lighting.

The Chair opened the public hearing.

Peter Flynn asked if there was documentation from the Police Chief on his approval of the plan. Mr. Fougere replied that he had an email.

Milli Knudson asked about the lighting on the building. Mr. Turner stated that there was gooseneck lighting on the sign and that no lighting was emanating out from the building. He stated there would be a wall-pack which illuminates the sidewalk and there would be recessed lighting along the sides.

Chris Connors, speaking on behalf of Gail Hayden expressed concerns about the lighting reflecting on Gail's property. She also wanted to know if the view to Pat's Peak would be obstructed. She also had concerns regarding the landscaping and screening and who will maintain the hedge and property line. She had several other concerns but Chairman Taylor stated that the board will only be addressing the four items previously tabled.

Kathleen Labonte commended the company for working with the town. She was pleased with the end result.

The Chair closed the public hearing.

Mark Fougere suggested the company use white pine as a screen vs. the arborvitae that was recommended.

Scott Dias would like to have an independent lighting consultant review that there are no hot spots. Mr. Dias said he had issues with the landscaping at the Concord NH store and felt the exterior was not well cared for. He agreed that there was significant improvement but still thought more could be done. He expressed concern if the store ever moved out of Henniker, that the town would be left with an unsightly, unmarketable building.

Jonathan Lapointe asked about the color of the gutters. Mr. Turner stated they would match the trim.

Dean Tirrell thought this was a good step up and the quality was comparable to others in the area. Dan Higginson and Tia Hooper agreed.

Motion was made to approve the application by Selectman Tia Hooper with the following conditions:

- 1) The town must receive a NH DOT driveway permit**
- 2) The operating hours will be 8 am to 9 pm**
- 3) Deliveries will comply with the town noise ordinance**
- 4) An independent lighting consultant will be hired after construction**

A second was made by Dean Tirrell. Motion passed 5-1; Dias was opposed.

- 4) Case 2016-08— One (1) lot subdivision application, 949 Craney Hill Road, Map 1 Lot 731E, Zoned RR Rural Residential, Applicant/Owner Jan R. Palm. **Application Acceptance & Public Hearing****

Mark Fougere reported that everything was in order with the application. He would want the bounds to

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be set prior to recording. Several years ago the lot was divided into two lots, then consolidated to one and is no returning to two lots again.

The Chair opened the public hearing.

Mr. Bruce Trivellini asked if the mortgage company was amenable to the subdivision. Mr. Higginson stated that this is not the town's concern and is not in the regulations.

The Chair closed the public hearing.

Motion was made to accept the application as complete by Scott Dias. A second was made by Jonathan Lapointe. Motion passed 6-0.

Motion was made to accept the waiver that the survey not be tied to the state plan ordinance system by Dan Higginson. A second was made by Scott Dias. Motion passed 6-0.

Motion was made to approve the application subject to the waiver above and that the bounds re set before recording by Dan Higginson. A second was made by Dean Tirrell. Motion passed 6-0.

- 5) **Case PB2016-09** Site plan application amendment to replace existing double chair lift with a new lift system in the existing location, 686 Flanders Road, Map 1 Lot 588A, Zoned CR Commercial Recreation, Applicant/Owner Pats Peak Ski Area. **Application Acceptance & Public Hearing**

Mark Fougere reported that he did not think this request did not meet the level of change use and needed to come before the Planning Board. Kris Blomback of Pats Peak informed the board that Pats Peaks would be replacing the 1962 double chair lift with a new model of a triple chair lift. The goal for the changes will be in the summer of 2017. There were no other changes. Mr. Blomback stated that all the old parts will be in storage or recycled.

The Chair opened the public hearing.

Ms. Joan O'Connor asked how many trees will be removed. Mr. Blomback stated approximately one dozen. Milli Knudson stated that Pats Peak has been a wonderful abutter to her home.

The Chair closed the public hearing.

Motion was made to accept the application as complete by Selectman Tia Hooper. A second was made by Dan Higginson. Motion passed 6-0.

Motion was made to accept the waiver that the survey not be tied to the state plan ordinance system by Selectman Tia Hooper. A second was made by Dan Higginson. Motion passed 6-0.

Motion was made to approve the application by Selectman Hooper. A second was made by Scott Dias. Motion passed 6-0.

- 6) Notice of Subdivision in Hillsborough (access in Hillsborough), Bradford & Henniker, review under RSA 674:53 land in Henniker, Lot 1/1, Owner Todd Dages 1999 Revocable Trust, 282 Carter Hill Road, Hillsborough, Zoned RR. Planning Board to review and comment.

Mark Fougere stated that state law requires this notice to come to the Planning Board, however no vote is required, only a signature. The subdivision was approved in Hillsborough already. A portion of the property lies in Henniker; there is no development, no impact, no lot lines, and no issues.

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7) Cancellation of July 27, 2016 meeting

Mark Fougere notified the board that there was nothing on the agenda for the 7-27-2016 meeting and asked if the board would like to cancel the meeting.

A motion was made by Selectman Hooper to cancel the 7-27-2016 meeting. A second was made by Mr. Higginson. Motion passed 6-0.

8) Adjournment

A motion was made to adjourn the meeting at 8:00 by Dan Higginson. A second was made by Selectman Hooper. Motion passed 6-0.