

The Planning Board for the Town of Derry held a public meeting on Wednesday, April 06, 2016, at 7:00 p.m., at the Derry Municipal Center (3rd Floor Meeting Room) located at 14 Manning Street in Derry, New Hampshire.

Members present: David Granese, Chairman; John O'Connor, Vice Chairman; Michael Fairbanks, Secretary; Charles Foote, Town Council Liaison; Randy Chase, Town Administrative Representative; Mirjam Ijtsma, Frank Bartkiewicz, Lori Davison (not seated), Jim MacEachern, Members; Marc Flattes, Alternate

Also present: George Sioras, Planning Director; Elizabeth Robidoux, Planning Assistant; Mark L'Heureux, Engineering Coordinator; Captain Scott Jackson, Derry Fire Department

Mr. Granese called the meeting to order at 7:00 p.m. The meeting began with a salute to the flag. Mr. Granese noted the emergency exits, the location of meeting materials, and introduced the Board members and staff.

Mr. Flattes was seated for Ms. Davison who had not yet been sworn in.

Election of Officers

Nomination by O'Connor, seconded by Bartkiewicz to appoint Mr. Granese as Chairman.

Nomination by Flattes to appoint Mr. Fairbanks as Chairman. There was no second.

Nomination by Fairbanks to appoint Mr. MacEachern as Chairman. Mr. MacEachern respectfully declined as he could not commit to the time.

Chase, Ijtsma, MacEachern, O'Connor, Foote, Flattes, Bartkiewicz, Fairbanks and Granese voted in favor of appointing Mr. Granese as Chairman. The motion passed.

Nomination by MacEachern, seconded by Bartkiewicz to appoint Mr. O'Connor as Vice Chairman.

Chase, Ijtsma, MacEachern, O'Connor, Foote, Flattes, Bartkiewicz, Fairbanks and Granese voted in favor and the motion passed.

Nomination by MacEachern, seconded by O'Connor to nominate Mr. Fairbanks as Secretary.

Chase, Ijtsma, MacEachern, O'Connor, Foote, Flattes, Bartkiewicz, Fairbanks and Granese voted in favor and the motion passed.

Escrow**#16-08****Project Name: Keith Subdivision****Developer: Kathryn Polizzotto****Escrow Account: Same****Escrow Type: Cash Escrow****Parcel ID/Location: 29029, 15 Hillside Avenue/12 Everett**

The request is to establish cash escrow in the amount of \$8,618.40 for the above noted project. This escrow is non-interest bearing.

Motion by MacEachern, seconded by Bartkiewicz to approve as presented. The motion passed with all in favor.

#16-09**Project Name: Keith Subdivision****Developer: Ernest Lewis Keith Rev. Trust****Escrow Account: Same****Escrow Type: Cash Escrow****Parcel ID/Location: 29029, 15 Hillside Avenue**

The request is to approve a final release in the amount of \$8,618.40 plus any accumulated interest for the above noted project. This is the final release. The amount to retain is zero.

Motion by O'Connor, seconded by MacEachern to approve as presented. The motion passed with all in favor.

#16-10**Project Name: BR10 – Subdivision, Steele Road****Developer: BR-10, LLC****Escrow Account: Same****Escrow Type: Letter of Credit****Parcel ID/Location: 04084, 1 Bartlett Road**

The request is to establish Letter of Credit #1278 drawn on Bank of New England in the amount of \$930,029.04 for the above noted project. The expiration date will be March 16, 2018.

Motion by O'Connor, seconded by Flattes to approve as presented. Discussion followed.

Mr. MacEachern asked where the project was located. This is a large amount of money. Mr. Sioras advised it is off Bartlett Road and is for an 11 lot subdivision; it is a large piece of property.

The motion passed with all in favor.

#16-11

Project Name: Mutual Sales Warehouse Expansion

Developer: Mutual Sales, Inc.

Escrow Account: Same

Escrow Type: Letter of Credit

Parcel ID/Location: 31005-007, 2 Corporate Park Drive

The request is to establish Letter of Credit #16-01 drawn on Jeanne D'Arc Credit Union in the amount of \$18,733.67 for the above noted project. The expiration date will be March 17, 2017.

Motion by MacEachern, seconded by Bartkiewicz to approve as presented. The motion passed with all in favor.

#16-12

Project Name: Beaver Lake Lodge Assisted Living Facility

Developer: 21st Century Development Corp.

Escrow Account: Same

Escrow Type: Letter of Credit

Parcel ID/Location: 09090, 38 North Shore Road

The request is to establish Letter of Credit #2-4853-11 drawn on Franklin Savings Bank in the amount of \$51,435.65 for the above noted project. The expiration date will be March 14, 2018.

Motion by Flattes, seconded by MacEachern to approve as presented. The motion passed with all in favor.

#16-13

Project Name: Annual Review of Cash Escrow Accounts

#11-12	T-Mobile Northeast	\$17,384.18
#10-41	Tsienneto 14 Dev. (fair share)	\$46,072.30
#13-08	Bella Vista Homes, LLC	\$8,543.22
#13-18	Bella Vista Homes, LLC	\$5,574.38
#13-32	H&B Homes	\$4,251.87
#14-16	Samuel Kershaw	\$44,891.52
#14-11	Donahue Family LLC	\$9,651.76
#15-05	Erin Smith	\$712.80
#15-11	OSP Realty, Inc.	\$20,703.60
#15-18	Indian Hill	\$211,793.75
#15-26	Derry Sr. Development	\$26,697.60
#16-01	Primecap, LLC	\$14,670.72
#16-02	Craig Bonneau	\$12,221.28

#16-08

Kathryn Polizzotto

\$8,618.40

Motion by Bartkiewicz, seconded by Flattes to find the list of open cash escrows are held in amounts which provide adequate security for the proposed length of the project. The motion passed with all in favor.

#16-14**Project Name: Subdivision of Land Map 3, Lots 104-5 & 104-5-1****Developer: Grace Homes and Excavation****Escrow Account: Same****Escrow Type: Cash Escrow****Parcel ID/Location: 03104-005, 31 Frost Road**

The request is to establish cash escrow in the amount of \$17,146.08 for the above noted project. This is a non-interest bearing account.

Motion by Bartkiewicz, seconded by Flattes to approve as presented. The motion passed with all in favor.

Minutes

The Board reviewed the minutes of the February 17, 2016 meeting.

Motion by MacEachern, seconded by Flattes to approve the minutes of the February 17, 2016 meeting as written. Chase, Foote, Fairbanks and Granese abstained; O'Connor, Ijtsma, Flattes, Bartkiewicz and MacEachern voted in favor and the motion passed.

The Board reviewed the minutes of the March 16, 2016 meeting.

Motion by MacEachern, seconded by Flattes to approve the minutes of the March 16, 2016 meeting as written. Bartkiewicz and Ijtsma abstained. Chase, MacEachern, O'Connor, Foote, Flattes, Fairbanks and Granese voted in favor and the motion passed.

The Board reviewed the site walk notes of March 21, 2016.

Motion by MacEachern, seconded by Ijtsma to approve as written. The motion passed with all in favor.

Correspondence

Mr. Fairbanks advised the Board has received an email from the Southern New Hampshire Planning Commission with information on the Complete Streets Toolkit Program. SNHPC would like to be placed on a Planning Board agenda. A letter has been forwarded from NH DOT with regard to the planned intersection improvements at Scobie Pond and English Range Road on Route 28 By Pass. There is a project advertising date of September 12, 2017. Mr. MacEachern reported there had been an information session with NH DOT regarding this project last night. It was informative and a good presentation. There will be more meetings in the future. The plan is to begin in spring of 2017 and finish the project by the end of 2018. Mr. Sioras advised there will be a public hearing held later in the summer. This will give the public a second opportunity to speak for or against the project and to ask questions.

Mr. Fairbanks noted the Board has received the latest edition of *The Source* newsletter from NH DES. The Town of Derry was awarded a grant to protect the Willowbend system.

Mr. MacEachern asked if SNHPC will come before the Board to discuss the complete streets program. Mr. Sioras said Sylvia von Aulock, the Deputy Executive Director, is scheduled to be before the Board at the next meeting to provide information. Mr. O'Connor advised there is legislation pending with regard to complete streets. A study committee will be reviewing and putting forth legislation for next year. Mr. Fairbanks noted if the town wanted to apply to SNHPC for the complete streets program, the deadline in May 6th. Mr. O'Connor said if the DOT or State mandates complete streets, it could have an effect on the parking downtown. Mr. Sioras advised Mrs. Robidoux is part of the Steering Committee.

Mrs. Robidoux said the application is for towns that wish to be part of the pilot program. Once the Toolkit is complete, it will be available for towns to utilize and will provide model ordinances. There is an Advisory Committee that has been working on the development of guidelines and model ordinances for Complete Streets. They are halfway through the process. Mr. MacEachern asked if the program requires any budget items that the Board should be requesting be added to Mr. Sioras' budget and are there any timelines that should be followed. For the cost, what does the town get? Mrs. Robidoux explained implementing Complete Streets would be accomplished by changing how the Board reviews and approves projects and by looking at how commercial projects tie in. It could happen as redevelopment occurs. Infrastructure, such as bike lanes or wider sidewalks would be planned around new developments and tied in as each adjacent piece is developed. Mr. MacEachern said it would be a nice tie into the review of the Growth Management Ordinance when that is updated; points could be granted for compliance. Mr. MacEachern confirmed the Complete Streets program is more regulatory in nature and may or may not have a fiscal impact. Mrs. Robidoux said a good example of a complete streets project is what was done in the City of Concord recently.

Other BusinessReview of Policy & Procedures

Mr. Sioras advised tonight would be the first reading of the Policy and Procedures. The members should review the document and if there are any recommendations or changes that should be made, to please forward them to staff. At the next meeting, the Board will have the second reading of the document.

Voluntary Merger – 9.5 Water Street and 5 Chase Street

Mr. Sioras provided the following staff report. The request is to merge two lots owned by the Powers family at 9.5 Water Street and 5 Chase Street. There is a house on parcel 50034, 5 Chase Street. Staff recommends approval of the merger.

Mr. MacEachern confirmed Parcel 50045, 39 Pond Road, which is adjacent to 5 Chase Street, is Gallien's Beach. Parcel 50038, which is on the other side of 9.5 Water Street is the state boat dock.

Motion by MacEachern, seconded by Flattes to approve, pursuant to RSA 674:39-a, a voluntary merger of parcels 50034 and 50032, 9.5 Water Street and 5 Chase Street. Parcel 50034 shall be retained.

Chase, Ijtsma, MacEachern, O'Connor, Flattes, Foote, Fairbanks, Bartkiewicz and Granese voted in favor and the motion passed.

Revision to the LDCR – Fire Department Request

Mr. Sioras advised Captain Scott Jackson was present this evening with a request from the Fire Department to make design standard changes to the LDCR specifically related to driveways. The Board can hold a workshop and then a public hearing. A change to the LDCR would not have to be moved to Town Council for approval.

Capt. Jackson explained the issue they are noticing is that the driveways in developments are getting longer and the apparatus can have a hard time getting in and out of the driveways based on bad weather conditions and the ability to turn around. He would like to add language to Section 170-26 of the LDCR such that any new driveway over 150 feet in length would need to be constructed with a minimum width and with a turnaround.

Mr. MacEachern noted there are six suggested elements and it seems pretty straight forward. Capt. Jackson said he could require compliance through the Fire Code but the developers don't research the codes up front and he would like to have the information available to the developers as soon as possible to make the process easier for them.

Mr. MacEachern had a question with regard to subsections 1 and 5. Subsection 1 states, "Shall be able to support the imposed loads of fire apparatus on an all-weather driving surface." What is the load? Capt. Jackson said currently the maximum load for fire apparatus is 75,000 pounds. Mr. Fairbanks asked if it would be beneficial to say that. Mr. MacEachern suggested adding generic wording that referenced the weight of the heaviest truck. Mr. Fairbanks asked if Capt. Jackson is approving plans, how will he know the driveway can handle that weight. Mr. MacEachern asked Mr. L'Heureux about the other sections of the regulations. How do they relate to the base and gravels, et cetera, and how can those regulations support 72,000 pounds? What happens when the trucks are made heavier than that? Mr. L'Heureux said that had been one of his comments. He felt the wording needed to be more straightforward, stating driveways should be constructed with a specific depth of gravel, rather than stating the weight of the vehicle. That is easier to convey to developers rather than a specific weight. The proposed changes are in the early phase and there is time to discuss the specific language. Mr. MacEachern suggested Mr. L'Heureux and Capt. Jackson get together to discuss the wording. Perhaps they want to include standards that are more stringent than what they require at this time, so that the regulations don't need to be changed later as the fire trucks get larger. Mr. Granese asked how are the driveways constructed now; is there a specific weight they can handle? Mr. L'Heureux felt the standard should mirror the regulations for the first 40 feet of driveway, which are in place now. Mr. Granese said he could see the Captain's point of view and the regulations should be put in place for safety. Ms. Ijtsma said she would support this change as she has seen how driveways affect emergency response. She would like to see it written so that there are no questions about what is required.

Capt. Jackson explained the current code does not allow him to dictate the specific design of the driveways. The developer needs to design it to meet our standards. Mr. MacEachern wanted to make sure a truck did not have an opportunity to sink. Some driveways are 800-1000 feet long. If he tries to regulate 2' of crushed bank run, the developers won't do it. He has not had a truck sink into a driveway; typically the issue is the width of the access. Capt. Jackson said he will get with Mr. L'Heureux before the meeting to discuss design parameters.

Mr. O'Connor had a question about the turnaround requirement. Would this allow the tankers to get closer to the house? Aesthetically, a t-bone at the top of a driveway should be discussed. Capt. Jackson explained on a typical call, the attack line is 200 feet. For the most part, they stay in the street, if they can, to allow access for personnel to get in and out. Any time they exceed that 150 foot length where they need multiple pieces on site, they need a place to turn around. This could be a wider spot at the top of the driveway. They are not looking for a cul des sac. Ambulances often have to back down some of the driveways. Mr. Chase said on some driveways, they have to fold the mirrors in to get through the trees which makes it very difficult and dangerous to back down the longer, steeper driveways. Capt. Jackson noted oil and propane companies also need a place to turn around. Mr. Flattes asked what is the largest size truck. Capt. Jackson said he has a presentation prepared for the Board for the workshop that discusses that, but the largest engine is 33 feet long. He is not asking for a highway turn around, just a wider space at the top of the driveway that can accommodate an 18 foot turn diameter. Mr. Fairbanks thought it would be helpful to have engineering guidelines that state for example, a hammerhead is required. That would make it less objective.

The Board will hold a workshop on April 20th on this matter.

Public Hearing

Public Hearing to discuss a proposal to amend the Town of Derry Zoning Ordinance, Article VI, Zoning Map and District Boundaries, Section 165-30, Zoning Map to move Parcel 32033, 4 Lenox Road, Parcel 32034, 8 Lenox Road, and Parcel 32035, 10 Lenox Road from the Medium High Density Residential district to the General Commercial district and to amend the zoning map accordingly.

Mr. Sioras said the Board has been discussing the proposed changes. Two property owners, the Snell family (Parcel 32033) and Ms. Van Curan (Parcel 32034) requested a change in zone for their properties from Medium High Density Residential (MHDR) to General Commercial (GC). The Board looked at the properties on that side of Lenox all the way up to the school and at the properties on the south. The Board decided to rezone three parcels after holding workshops. The intent is to move three parcels into the General Commercial zone. Mr. Sioras advised he has had informal discussions with the owner of Parcel 32030, and with Sal's Pizza who would like to expand the existing business; or at a minimum to renovate the existing building. Staff would recommend approval.

Motion by MacEachern to open the public hearing, seconded by Bartkiewicz. The motion passed with all in favor and the floor was open to the public.

Lori Van Curen, 8 Lenox Road, said she would like to change her property from residential to commercial. Sal's Pizza has approached them and Walgreen's driveway is across the street from her picture window. This change would square off the commercial zone.

Herbert Bubert, Jr., 20 Boyd Road, was against encroachment into the residential area. It could lead to increased traffic and bring the housing values down. He can see vacant properties in the existing commercial zone on Crystal Avenue and does not see why there is a need to expand into this residential neighborhood.

Paul Bubert, 20 Boyd Road, said there are many children in the area because of the proximity to the school. This change would add additional traffic, lower property values, and he does not see why commercial uses need to be added in this area.

An unidentified lady who also lived at 20 Boyd Road stated they moved to the area for their two small children. To have a commercial property across the street from them and their driveway is troublesome. There are many children crossing the street in this area and she feels the increase in vehicles creates a traffic concern with regard to the children. She also feels the change will affect their ability to rent the building they own next door. This is a nice, quiet, residential neighborhood and she feels the neighborhood would be less appealing with this change. She would prefer any development to be done outside this area at this time.

Ms. Van Curen had comments with regard to the children crossing the street in this area. She was a crossing guard at that corner for fifteen years and there is a crossing guard at Crystal Avenue. She has lived in her home for 35 years and there used to be homes across the street from her. Other homes in the neighborhood have changed from one to two family homes. The neighborhood has changed over the years. People will hear traffic in this area; it is near a school. The area already is commercial in nature; this is part of progress. The corner is well maintained for the safety of the children. Sal's would like the opportunity to expand their restaurant. She does not feel it will add additional traffic.

Paul Bubert said his concern is if the lots are zoned commercial, how does it go back to residential. The encroachment of commercial uses is not pleasant for the neighbors. At what point does the town stop the encroachment of commercial uses into these beautiful neighborhoods? Mr. Bubert said they have put money into their historic home and he feels the more commercial uses are added, the more the area will turn into a place where people do not want to live.

There was no further public comment.

Motion by MacEachern, seconded by Flattes to close the public hearing. There was some discussion.

Mr. Foot asked if any of the other neighbors came forward. Mr. Granese said the request came from two of the property owners and the Board notified the neighbors and asked all the property owners, up to Parcel 32037 if they wanted to change to General Commercial. They also inquired across the street. If the two original parcels had been in the middle of the residential zone, the Board would not have considered it as that would have been spot zoning. However, two of the properties abut the General Commercial zone and the third has half of the back of the property abutting the zone.

The motion passed with all in favor and review of the proposed changes returned to the Board.

Mr. MacEachern noted Mr. O'Connor was reviewing the information available on the On Line GIS. Parcel 32034 is right across the street from Walgreens. Initially, the owner of 32035 (10 Lenox) did not want to be included but then changed his mind and wanted to be added into the change. The question becomes when you look at the General Commercial zone, they are trying to square off the lot. The other owners along that side of the street did not oppose the change; they just did not want to be included in the change.

Ms. Ijtsma asked if the lots should be separated out during the motion. Mr. Granese said they would do them together; the three property owners want the change. Mr. Sioras said he is sensitive to the Bubert's concerns. If Sal's corner is redeveloped in any form, the Planning Board will hold a public hearing and would discuss the residential buffering requirements which would include lighting and trees. There are mechanisms down the road to address some of the concerns raised this evening.

Motion by O'Connor, seconded by Bartkiewicz to accept the following changes to Article V, Zoning Map and District Boundaries, Section 165-30, Zoning Map to amend the date of the map and rezone three parcels in the Medium High Density Residential District to General Commercial and to forward the changes to the Town Council for its consideration and approval. The parcels to be moved are as follows: Parcel 32033, 4 Lenox Road; Parcel 32034, 8 Lenox Road; Parcel 32035, 10 Lenox Road. Discussion followed.

Mr. Fairbanks asked if this change passes, and any of the properties change hands or the use changes, would the lots need to follow the buffering requirements. Mr. Sioras said they would need to adhere to any approved plans and any amendments would come to the Board. Mr. Fairbanks confirmed the residential buffering requirements would go with these changes.

Chase, Ijtsma, MacEachern, O'Connor, Foote, Flattes, Bartkiewicz, Fairbanks and Granese voted in favor and the motion passed.

This matter will be forwarded to Town Council.

**6-8 Bowers Road, LLC
PID 02065, 8 Bowers Road
Acceptance/Review, Site Plan
Landscaping Business
Continued from March 16, 2016**

Mr. Sioras provided the following staff report. Since the last meeting, the Board held a site walk where they discussed the concerns raised by an abutter which appear to be addressed. Staff would recommend approval of both the waivers and the site plan.

Bob Baskerville of Bedford Design Consultants presented for the applicant. This is an existing landscaping business. George Chadwick of his office attended the March 16th meeting and they both attended the site walk. They have reviewed the KNA comments and to the best of his knowledge have addressed them. He can answer any questions the Board might have.

Motion by MacEachern, seconded by Bartkiewicz to open the public hearing. The motion passed with all in favor and the floor was open to the public.

There was no public comment.

Motion by MacEachern, seconded by Flattes to close the public hearing. The motion passed with all in favor and review of the plan returned to the Board.

Mr. MacEachern thanked Mr. Bahan and his company for hosting the site walk; he appreciated their efforts that evening. He believed everyone on the Board was satisfied with the conditions

on the site and what will happen. He believes all questions on behalf of the Board and abutter have been answered as well.

Mr. L'Heureux had no issues to discuss.

Mr. Flattes asked if there will be any snow farming, for example, trucking in snow from off site. Mr. Baskerville said no. Mr. MacEachern thought all of the questions had been answered, including those regarding the storage of gasoline on site, and maintenance.

Mr. O'Connor asked if the hours of operation had been outlined. They are noted on the plan as Monday through Friday, 6 AM to 8PM, and Saturday 6AM to 4PM.

Motion by MacEachern, seconded by Bartkiewicz to accept jurisdiction of the application before the Board for 6-8 Bowers Road, LLC, 8 Bowers Road, PID 02065.

Chase, Ijtsma, MacEachern, O'Connor, Foote, Flattes, Bartkiewicz, Fairbanks and Granese voted in favor and the motion passed.

Mr. Fairbanks had a question with regard to the waivers, specifically the residential buffer waiver. He believed they were asking for the waiver because they can't put the access on the other side of the lot. Mr. Baskerville said that was correct. The existing entrance is there and there were parking spots that have degraded. They will repair those. They have also added extensive landscaping to the abutting lot to act as a buffer to the use on this lot. With regard to the sight distance reduction, Mr. Fairbanks asked if they knew what the reduction is; he wanted to make sure there were no safety issues. The sight distance requirement is 200 feet in each direction. They can achieve 173 feet to the west and 144 feet to the east. Mr. MacEachern recalled discussing this at the site walk. If they try to increase the sight distance, it has an adverse effect on the neighbors' driveways. This is more of a fact of the nature of the road rather than engineering. Mr. L'Heureux noted the heavy trucks are required to go right; there is better sight distance to the left. Mr. O'Connor said he sees warning signs with regard to trucks entering or exiting a site prior to the driveway. Does the business pay to have them installed? Mr. L'Heureux said if they are requesting installation as part of a plan, then it should be part of the business. Mr. Baskerville said that had been a comment from KNA and is on the plan. They will install them.

Ms. Ijtsma asked if it was possible to go both ways during peak times with the larger vehicles. She would not want to see that during off peak times, but thought it might minimize the impact to the neighbors. Mr. O'Connor believed the larger trucks stayed at the customer sites. Mr. L'Heureux explained the basis for the truck turning right is that Bowers Road is a low volume road and cannot handle the truck traffic, nor can Fordway. The larger trucks need to go to Windham Road. Mr. MacEachern agreed with Ms. Ijtsma in that the trucks should be able to travel in both directions during business hours. Mr. Flattes had a concern for school busses in the area as the employees are leaving the site. Mr. Chase echoed Mr. MacEachern's comments; it would be tough to keep pickup trucks (1 ton) from going left as they leave the site. Mr. Fairbanks stated the note on the plan which indicates that any truck larger than 20 tons must go

right; the smaller trucks can go left. Mr. Flattes said the smaller trucks will be pulling trailers and had a concern for children waiting for the bus. Mr. Chase commented the children would not be waiting for the bus during the summer months when the company is the busiest.

The Board determined it could address all three waivers at the same time.

Motion by MacEachern, seconded by Bartkiewicz to grant a waiver from LDCR Section 170-61.A, HISS Mapping, to waive the HISS mapping requirement; from LDCR Section 170-64.C.1, Residential Buffer, to allow access through the 50 foot residential buffer; and from LDCR Section 170-26.D, Driveway Sight Distance, to allow a reduction in the required sight distance. After review of the waiver requests the Board found that specific circumstances relative to the plan, or conditions of the land in such plan, indicate the waivers will properly carry out the spirit and intent of the regulations.

Chase, Ijtsma, MacEachern, O'Connor, Foote, Flattes, Bartkiewicz, Fairbanks and Granese voted in favor and the motion passed.

Motion by MacEachern, seconded by Bartkiewicz to approve pursuant to RSA 676:4, I, Completed Application, with the following conditions: comply with the Keach Nordstrom Associates report; subject to owner's signature; subject to onsite inspection by the Town's Engineer; establish appropriate escrow as required to complete the project; provide an executed easement deed, in a form acceptable for recording at RCRD for the 'future widening easement' along Bowers Road; obtain written approval from the IT Director that the GIS disc is received, is operable, and complies with LDCR Section 170-61; add the Conservation Commission's invasive note to the plan such that: "No material containing any living or viable portion of plants on the New Hampshire prohibited invasive species list (AGR3800 Table 3800.1) shall be transported to or from the construction site without notification and approval from the NH Department of Agriculture per RSA 430:55; Adjust Note 18 on sheet 3 to state "exits" rather than "exists"; note approved waivers on the plan; conditions precedent shall be met within 6 months; snow and ice removal shall be performed by a Green Sno-Pro certified contractor following Best Management Practices for the application of de-icing materials. Discussion followed.

Mr. MacEachern confirmed there did not need to be a specific date referenced for the KNA report.

Chase, Ijtsma, MacEachern, O'Connor, Foote, Flattes, Bartkiewicz, Fairbanks and Granese voted in favor and the motion passed.

Mr. Granese reminded the Board that the Spring Office of Energy and Planning Conference will be on Saturday, June 4th. Members should see Mr. Sioras or Mrs. Robidoux if they are interested in signing up for the conference.

There was no further business before the Board.

Motion by MacEachern, seconded by Bartkiewicz to adjourn. The motion passed with all in favor and the meeting stood adjourned at 8:12 p.m.

Approved by: _____
Chairman/Vice Chairman

Secretary

Approval date: _____