

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on MARCH 6, 2018

minutes approved on March 20, 2018

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, March 6, 2018 at 7:00 p.m.

MEMBERS PRESENT: Mike Croteau - Chairman, Kimberly Queenan - Vice-Chairman Joe Blanchette - Clerk, Tyler Perrin, Dennis Page - Alternate

MEMBERS ABSENT: Steve Perry (Selectmen's Rep.)

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jen Czysz (Assistant Director Nashua Regional Planning Commission - NRPC)

CALL TO ORDER

Mr. Croteau called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance. Roll call of members. The Chair appoints Dennis Page as a voting member.

Public Input: No Public input on non-agenda items.

1. S&L Projects, LLC

Acceptance of a lot line adjustment and site plan application. The applicant is S&L Projects, LLC, owner of property is Colby Litchfield, LLC. The Lot Line Adjustment is taking approximately 3 acres from Tax Map 22 lot 96 and adding the acreage to 496 Charles Bancroft Hwy. Tax Map 20 Lot 21.

The Site Plan application is to create a 36,160 sf building in the Northern Commercial District at 496 Charles Bancroft Hwy. Tax Map 20 Lot 21 for office space and warehouse for an automotive parts distribution facility. The application includes a request for a sign at the site.

Brian Pratt of CLD/Fuss & O'Neill Consulting Engineers was present to present the application. Mike Frechette, AIA, from PDA Associates Architect for the project also present.

All fees have been paid, abutters noticed, and the checklist has been submitted and is complete. Joe B. makes a MOTION to accept the application package Kim Q. seconds the motion. The motion carries 5-0-0 the plan is accepted.

Brian: The project is adjacent to N.E. Small Tube. The applicant is proposing a 36.160 square foot building for distribution of auto and RV parts. It is a 24 hour operation, 20 tractor trailer

truck deliveries a day and smaller delivery trucks leaving the site.

They will be extending a 12" water main to the building, on site sewage, stormwater will be sheet flow for the driveway.

Parking lot drainage to a fore bay then to two infiltration basins with pond overflow for a 100 year storm.

Creating a pad for propane, electric poles to driveway entrance then underground to the building.

The driveway will be 30' wide for the first 100' then 24' wide.

They are going to the Litchfield Zoning Board of Adjustment (ZBA) on March 14 for 285' of wetland impact and impact to the buffers.

Tyler P. asks: Can you see the building from Charles Bancroft Hwy. (CBH)?

Brian states the elevation is 16-20' lower with a tree buffer, no view from the river or the road.

They did receive a use and height variance from the ZBA. The building will be 45' high.

There was no public input. The property owner will provide a letter stating the taxes are current and there is no mortgage on the property.

Joe B. makes a MOTION to approve the lot line adjustment with the above conditions and the standard conditions of: Plan copies with seal and signatures, original mylar with seal and signatures, Elec. submission per regulations, all fees paid and escrow maintained, all state permit numbers added to the plan. Tyler P. seconds the motion. Motion passes 5-0-0 Lot line adjustment is approved.

They will need a NHDOT driveway permit for the site plan. They have submitted new plans with a 30' drive entrance, there will be a 12' fill at the entrance with rip rap on the 1/1 slope.

The traffic study is done it shows minimum traffic volumes, there will be about 20 employees.

The tractor trailers to the site will be 73' in length, no double trailers. The trailers will always be going north towards the highway.

They will be receiving an Alteration of Terrain permit for over 100,000 s.f. disturbance and 50,000 s.f. disturbance in the protected shoreline. On-going maintenance plan of the stormwater areas.

A DES shoreland permit within 250' of the river.

DES septic permit.

There will be no on site fuel.

The parking will be standard pavement no porous pavers, draining to the forebay.

The building roof pitches towards 3A to a catch basin. The building is sprinklered.

There will be no public retail or wholesale sales at the building.

The architect states the building required the height because they are going to use a rack storage system. It is a corrugated metal panel steel frame building with 2,000 sq. ft. of office and utility area. The office area will have windows, the remainder of the building will not.

There are 20 loading dock doors at the rear.

Regional Impact is discussed.

Joe B. made a MOTION that the applicant does not have regional impact. Tyler P. seconds the motion. The motion carries 5-0-0.

Joe B. questions exterior lighting. They have a lighting plan in the plan set. There will be wall packs on the building, there is thought to dim the lighting after hours.
Some signage on the building.

Public Input

Bill Luquette from 494 Charles Bancroft Hwy. has a concern about traffic.
The board took his comments into consideration.

Joe B. makes a MOTION to continue this application to **March 20, 2018** at 7:00 p.m.
Dennis P. seconds the motion. Motion passes 5-0-0.

Any Other Business

Kim and Jen created a press release for the HLN dealing with the demolition ordinance and heritage commission.

Jen will not be present at the 3/20 planning board meeting Jay Minkarah will cover for her.

The Recreation Commission will meet 3/27 Mike C. will attend to update the commission on the master plan chapter - community design.

Kate Stevens was present and interested in joining the board she has filled out the application.
Joe B. made a MOTION to recommend to the Selectmen the appointment of Kate Stevens to an alternate position on the planning board. Kim Q. seconds the motion Motion carries 5-0-0.

The quarterly meeting of the NRPC Commissioners is on 3/21.

A MOTION to adjourn was made by Joe B. seconded by Tyler P., all in favor.
The meeting adjourned at 9:05 pm

Minutes submitted by
J.McKibben