

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on April 16, 2019

minutes approved on 5/7/2019

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, April 16, 2019 at 7:00 p.m.

MEMBERS PRESENT: Michael Croteau - Chairman, Kimberly Queenan - Vice-Chairman, Kate Stevens, Tony Turecki - Alternate, Kevin Lynch - Selectmen's Rep.

MEMBERS ABSENT:

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Cassie Mullen, NRPC Planner

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.

Tony Turecki appointed as a voting member for this meeting.

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

AGENDA ITEMS:

- 1. Interview of possible new Planning Board member**
- 2. VAB Properties Map 1 Lot 18 pre-application - storage units**

- 1. Interview Joshua Smith request to be Planning Board alternate member**

Mr. Smith appeared before the Board. He has lived in town for six years, he is an engineer by trade. Chairman Croteau explained the basic workings of the Planning Board and stated it would be beneficial if he could come to most if not all of the meetings.

Kim Q. makes a MOTION to recommend Joshua Smith to the Selectmen for appointment to the Planning Board. Seconded by Tony T.

All favor 4-0-1 (Kevin L. abstained).

2. VAB Properties, LLC map 1 Lot 18, 55 Charles Bancroft Hwy.

A pre-application design review for self storage in the southern commercial industrial service district.

Present were Tucker McCarthy from Keach-Nordstrom Associates, Inc. and Dana Boucher, property owner VAB Properties.

Kevin Lynch stepped down from the Board for this case due to a conflict.

The site is 23.6 acres they are proposing 13 self storage buildings at grade with no second story level. The site would be fully fenced with a security fence and knock box or key pass for the fire department. They would use the existing driveway. The greenhouses that are on site will be removed. The office for the storage units would be in the front in one of the existing buildings. They will have a little larger spacing between buildings to accommodate vehicles and any emergency vehicles.

When they make a formal application they will likely be asking for waivers under parking requirements and storm water drainage. They will go to the Conservation Commission to discuss stormwater drainage within the 50' buffer to a wetland.

Cassie Mullen mentioned there should be visual buffering from Rte 3A.

When the application is submitted they will provide a landscaping plan and a lighting plan.

Dana (owner) and Tucker (engineer) further stated they will be metal buildings on concrete slab, the area will be paved. Hours of operation will be on the completed plat, they plan on motion sensor lights. Dana stated the latest they will be open is 8 or 9 p.m.

The Board had further questions regarding buffering the view and if there would be turning radius for fire trucks.

The Board suggested the applicant should have preliminary discussions with the fire chief regarding spacing and any other issues the fire dept. might have.

Michael C. questioned what type of fence they would use for screening and security. Dana would like input from the Board regarding the fence, his thought was 6' chain link with vinyl slats.

They will propose a sign but that is not conclusive yet.

The chair called for abutter comments. Abutters were notified because a formal

plan was shown.

Janine Lepore 17 Greenwich Rd. presented her concerns:

- Value of the rural character of the area and entrance to Town
- Concern about the drop in property value
- Is the applicant getting any tax break incentives?

Dana B. responded there are no tax breaks, he has not seen a devaluation of property values at other storage sites.

Kate S. stresses rural character should be protected on the south side of the property.

The applicant will be back in the near future with a completed application.

Committee Reports

The Conservation Commission held their regularly scheduled meeting on April 4 and cleaned up 2 miles of Rte. 3A on April 13.

Lower Merrimack River Local Advisory Committee (LMRLAC) met on April 11. They did discuss the combined sewer overflow (CSO) situation in the Merrimack River originating in Manchester.

The Heritage Commission approved their draft by-laws and will submit them to the Board of Selectmen for review.

Approval of Minutes

There are a couple of corrections to the April 2 minutes.

Kim Q. makes a MOTION to accept the April 2, 2019 minutes as amended. Kate S. seconds the motion. Motion carries 4-0-0.

Other Business

Kim Q. presented a draft letter to the Board thanking the participants of the community design chapter for their time. Joan will print on letterhead and send them out via USPS.

Cassie M. reported that NRPC has officially moved to 30 Temple St. in Nashua. They have a new phone number 603-417-6570. Their email addresses will remain the same.

Tony T, made a MOTION to adjourn seconded by Kim Q. All in favor
The meeting adjourned at 7:55 p.m.

Respectfully Submitted
Joan McKibben

