

MINUTES
PLANNING BOARD MINUTES
FEBURARY 17, 2016

PRESENT: Edward Dekker, Chairman, Bert Hamill, Tim Jones, Liz Freeman, David Lage, Louise DelPapa

The meeting was called to order at 7:00 p.m. at the Town Office.

The minutes of the January 20, 2016 meeting were reviewed. Bert made a motion to approve the minutes. Tim seconded the motion and it passed unanimously.

7:15 Bohler Engineering for New Ipswich DG, LLC, (Dollar General) lot 7/36, 786 Turnpike Road
Public Hearing for a Site Plan Review application

Ed explained to the applicant and the audience the procedure for the public hearing. The Board reviewed the Site Plan application. Mr. Jessie Johnson from Bohler Engineering presented an overview of the project and Site Plan. He stated the project had some challenges. The building needed to be pushed back in order to have a safe entry and have enough room for parking spaces. The prime entrance will be in the front of the building with a loading dock in the back. The store hours will be 8:00 a.m. to 10:00 p.m. and deliveries will be once per week on Mondays at 7:00 a.m. The building will have an underground propane tank with an onsite well and septic system. Mr. Johnson stated the septic design will completed in the next two weeks. Mr. Johnson presented the latest renderings of the building with the designs updates. The roofline features, window like features, new sign design, and new siding were a striking change from Dollar General's standard building plan.

Mr. Johnson discussed the drainage issue. Kent Brown, Town Engineer, reported the proposed drainage design creates a concentration of the flow approximately 300' from Rte. 124 along the easterly property line with Steven and Gisele Hakala. This concentration of flow may have an adverse effect on the abutting property. Mr. Johnson stated Kent suggested to add in some check dams along the swale to promote infiltration into the ground. He also suggested a level spreader after the discharge from the basin, a long stoned area that will help the water slow down and dissipate to create a sheet flow. Mr. Johnson stated they agreed to add the two elements to the design.

The Board reviewed the application for completeness and the missing information identified by Kent Brown.

A waiver request was submitted for using 24" x 36" plans instead of 22" x 34". Ed stated in order to record the mylar it must be 22" x 34". Bert made a motion to grant the waiver. Dave seconded the motion and it was passed unanimously.

The following items are to be completed:

- Special Exception and Sign Variance from the Zoning Board.
- Finalized drainage issues.
- Septic Design and approval.
- Letter from the Fire Chief.
- Driveway Permit from DOT.
- Exact amount of acreage on the disturbed area of land.

- Integration of the sign on the set of plans.
- Details for the stone check dams as well as the level spreader.

David made a motion to accept the application as complete subject to the later submission of missing items. Liz seconded the motion and it was passed unanimously.

The Board proceeded to review the application for compliance.

Tim questioned the color of the road sign and requested the color be changed from yellow and black to black lettering on a gray background. A new base for the sign has been designed with landscaping at the base and new lighting. The sign will be made out of a fiber cement and will be low maintenance. The sign on the exterior of the building will have black lettering. The sign lights will be shut off at 11:00 p.m., and Mr. Johnson will provide a lighting time schedule for all of the lights on the building. The color of the building will be cream and the roof will have black asphalt shingles. Tim requested a color sample for the exterior of the building.

Bert questioned Mr. Johnson if Dollar General had any intentions of subdividing the remaining property not used for the project. He stated that there no plans for subdividing and the field will remain in its existing state.

Dave was concerned regarding Kent's report on the drainage as the abutters voiced concerned at the Zoning Board meeting. Bert stated he will take the Drainage Report and research the issues and present his concerns at the next Planning Board meeting. Dave was concerned about ponding/drainage issues for the abutters of the property. Bert recommended that the drainage swale on the right side of the building at the bottom of the hill should be stone with a four inch pipe to keep water away from the building. The Board suggested that Kent visit the site at different times to ensure drainage provisions are met.

Tim questioned trash removal. Mr. Johnson stated there will be dumpsters at the back of the site and the trash will be picked up weekly by an independent contractor. The propane tank will be buried behind the dumpsters.

The Board questioned merchandise being displayed outside. Mr. Johnson stated it is typical that merchandise is displayed outside during the day and brought inside in the evening. The location of the merchandise will be on either side of the front door. The Board requested a plan to see the designated locations for outside merchandise.

The Board thanked Bohler Engineering for redesigning the building.

Liz made a motion to continue the public hearing for Dollar General to Wednesday, March 16, 2016 at 7:15. Ed seconded the motion and it passed unanimously.

The meeting adjourned at 9:00 p.m.

Respectfully submitted by:

Louise DelPapa, Land Use Clerk

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Land Use Clerk

