

MINUTES
PLANNING BOARD MEETING
March 16, 2016

PRESENT: Ed Dekker, Chairman, Deirdre Daley, Bert Hamill, Tim Jones, Paul Termin, Ned Nichols, Dave Lage, Louise DePapa

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

Ed appointed Deirdre as an alternate to fill in for Liz.

The minutes of February 17, 2016 were reviewed by the Board. Bert made a motion to approve the minutes. Tim seconded the motion and it passed with Ned and Tim abstaining.

The minutes of March 2, 2016 were reviewed by the Board. Deirdre made a motion to approve the minutes. Tim seconded the motion and it passed with Ned, Paul, and Bert abstaining.

The Board discussed CDFA Grants and Loans. Tim volunteered to research the grants by accessing the web sites on the handout to determine if the Board is willing to pursue funds for possible projects.

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

Mr. Austin Turner from Bohler Engineering presented the revised site plan stating the Zoning Board of Adjustment granted a special exception with a few conditions and a variance for the sign. He stated they enhanced the building design with a porch feature and the Zoning Board requested the columns on the porch be covered. The siding on the building is called hardie plank which will be placed on the front of the building and visible sides. Metal siding will be on the back and side of the building, and it will not be visible to the public. The colors will be gray and white and a sample was provided. Dave requested the metal siding that is placed high on the south side of the building be painted to prevent reflection. Mr. Austin agreed to paint the metal siding.

Bert questioned the piping network for the drainage. Mr. Austin stated he spoke with Kent Brown and he was comfortable with Bohler's responses to the drainage issues. Mr. Austin stated Kent will send a formal acceptance letter if needed. The Board requested a copy of the acceptance letter.

Ed reviewed the list of the items that needed to be completed noted on the minutes of March 2. The following have not been completed; septic approval, DOT permit, and letter from the Fire Chief.

The integration of the sign and outside display area have been added to the plans. The display items will be taken in at night. Mr. Austin responded to the question of the exact amount of acreage of disturbed area of land, and stated it is 86 thousand square feet.

Tim was concerned and expressed he was not happy with the color of the sign. He felt that the black and yellow sign did not fit in with the rural character of the Town. Mr. Austin stated that Dollar General made all the necessary changes to the exterior of the building, and feels this sign will maintain their corporate identity/colors. Paul did not find the color of the sign offensive. Dave stated one of the restrictions of the Zoning Board was no outside banners and they did request a muted yellow for the

color of the sign. The base of the sign will be fieldstone. Mr. Austin stated the height of the poles lights will not be more than twenty-five feet.

Dave made a motion to conditionally approve the site plan review application, the conditions being:

- Receipt of septic design approval from NHDES.
- Receipt of NHDOT driveway permit.
- Receipt of a letter of approval from the Fire Chief.
- Receipt of a letter of approval from Kent Brown.
- Metal paneling on the south side of the building to be painted to prevent reflection.
- Receipt of the mylar
- Payment of fees.

Ned seconded the motion and it was passed unanimously.

The store will open sometime in the fall.

OTHER BUSINESS

The Board will hold elections for the officers on the April 6, 2016 meeting.

The meeting adjourned at 8:00 p.m.

Respectfully submitted by:

Louise DelPapa
Land Use Clerk

