

**August 1, 2023
Planning Board**

Present were: Regular Members: Chair Lori Langlois, Vice-Chair Tom McCue, Henry Noel, Dan Whittet, Larry Laflamme; **Ex-Officio Member:** Lucie Remillard and Lise Barrette; **Alternate Member:** Micah Bachner

Excused were Regular Members: Anthony Valliere and Karen Collins; and **Alternate Member:** Jeffrey Quackenbush

Others Present: Pamela Laflamme, Director of Strategic Initiatives; Dennis Binette of Binette Realty; Aaron Joos PE; Joshua Rodriguez; and Mateus Magno.

The Chair called the meeting to order at 6:30pm. Introductions were made and Ms. Langlois appointed Alternate Member Micah Bachner as a voting member.

Public Comments

None

Approval of July 18, 2023 Minutes

Mr. Laflamme made a motion to approve the minutes of the July 18, 2023 meeting as submitted. Mr. Bachner seconded the motion. All in favor, the motion carried.

Site Plan Review – Self Storage Units – Binette Realty, LLC, Map 407 Lot 2

Ms. Remillard made a motion to accept the site plan application as complete. Mr. Noel seconded it. All in favor, the motion carried.

The site plan was shared. This property has frontage on Route 110, but it will have access on St. Laurent Lane. There will be five storage buildings 30 feet wide with varying lengths from 60 feet to 120 feet. There will be 25 feet around the buildings which will allow two-way driving access. There will be grass on the side fronting Route 110 and gravel along the backside. There will also be swales around the front and back for water drainage and snow. Lighting will consist of downlighting on all the units. There will be approximately 90, eight-foot high units in all. Mr. Binette said that they most likely will be gating the entry way off of St. Laurent Lane and there will be security cameras all around the property. They would like to have the project done by October.

Ms. Langlois recessed the meeting and opened up the Public Hearing at 6:48pm. After no public comments, she closed the Public Hearing and resumed the Planning Board meeting.

Ms. Laflamme shared the conditions for Site Plan approval: all Federal, State and Local permits will be obtained and copies will be placed on file with the Planning Department; a driveway/curb-cut permit for the St. Laurent Lane entrance will be obtained through the Public Works Department; construction may begin prior to the NH DES approval as long as it's not in the area under restriction for the Alteration of Terrain permit which is currently in review by NH DES.

Mr. Whittet made a motion to approve the Site Plan with the said conditions. Mr. Noel seconded it. All in favor, the motion carried.

Board members discussed the application to create Findings of Fact as follows:

- The site is zoned appropriately for the use
- The proposed project is in an area where it will likely see a demand for its use, it's close to the Jericho Mountain State Park and the ATV trail network
- There is enough land to accommodate the proposed use
- There are no concerns from the abutters
- There will not be any pole lights, only downward facing lighting on eight-foot high units.
- Access to the property does not impede others access on St. Laurent Lane

Mr. McCue made a motion to approve the Findings of Fact. Mr. Laflamme seconded it. All in favor, the motion carried.

Housing Opportunity Grant Follow-up

Ms. Laflamme shared that Barrett Planning Group has collected lots of information and is currently putting it all together into a draft Regulation Audit. There is a plan to have a community event in September open to the public.

Other

Ms. Laflamme shared that Mr. Anthony Valliere has resigned due to a change in his position at the school. Mr. Laflamme made a motion to regretfully accept Mr. Valliere's resignation. Mr. Bachner seconded it. All in favor, the motion carried.

Ms. Laflamme pointed out that the next Planning Board meeting will be held on Wednesday, September 6 because of the holiday.

Public Comments

Mr. Rodriguez expressed his concern on the chimney at the old court house. He says it's splitting in two and about to fall. He suggests that it should be blocked off so that nobody goes in that hazardous area. Ms. Laflamme made a note to look into it further.

Member Comments

Mr. McCue said that the Main Street Program plans on making a Riverwalk Christmas Ornament for this year. Next year will probably be the old Court House.

Project Updates

Ms. Laflamme has finished the grant for the Downtown District Heating project which ties into the Downtown Infrastructure project.

Ms. Laflamme will receive the first round of draft comments from the Federal Highways on the grant narrative for the Downtown Infrastructure project this week.

The environmental work for the Housing Demolition project was finished two weeks ago. Every property has some amount of asbestos and lead paint in the building which will add to the costs of the project. Bid documents will be put out in September and she is hopeful that most will be demolished before the snow falls. The properties at 745 Main Street and 5 Birch Street will also be up for demolition as soon as the evictions are processed. These vacant properties will then be put out to bid to the general public as the City does not have to hold on to them for any time period.

The housing project at the recently sold Brown School has made significant progress. The first payout for the CBG funds has been made. Applications were submitted for the Brown Duplex on Peavey Lane and the Boys and Girls Club of NH proposed site within the White Mountains Community College.

There was more discussion about the RAISE grant and notifying downtown property owners. As soon as the award is received, a design engineer will be hired. One street at a time will be worked on, and the work will be in existing Rights of Way. There will be regular construction updates being put out to all property owners affected.

Adjournment

There being no further business to come before the board, Ms. Remillard made a motion to adjourn. Mr. Bachner seconded it. All in favor, the motion carried.

The Planning Board meeting ended at 7:12 pm.