

Town of Plaistow, NH
Office of the Planning Board
145 Main Street, Plaistow, NH



PLANNING BOARD MINUTES

September 15, 2021

Call to Order: The meeting was called to order at 6:31 PM.

1. ROLL CALL:

Tom Alberti, *Ch.* – Present at Town Hall
Tim Moore, *Vice Ch.* - Present at Town Hall
Laurie Milette - Present at Town Hall
Karen Robinson – Present at Town Hall
Greg Taillon, *Selectman's Rep.* Present at Town Hall
Maxann Dobson, Alternate – Present at Town Hall
Bill Coye, *Selectman's Alt.* - Present at Town Hall
John Cashell, *Planning Director* –Present at Town Hall (non-voting)

Also Present: Joseph Coronati, Jones & Beach Engineers
Dave Sanderson, ConvenientMD
Brian Jones, Allen & Mayor Associates
Charlie Zilch, SEC & Associates
Bill Hall, Civil Design Consultants
Stephen Doherty, DC Development & Construction

2. REVIEW/APPROVAL OF SEPTEMBER 1, 2021 MINUTES:

Draft minutes of the September 1, 2021 meeting were included with the meeting materials. No corrections were made.

G. Taillon moved, second by K. Robinson to approve the minutes of the September 1, 2021 meeting as written.

The motion to approve the minutes as written passed 4-0-1 (T. Alberti)

3. PUBLIC HEARING:

Ch. Alberti opened the Public Hearing at 6:33 PM.

Continued from May 19, and June 16, 2021, July 21, 2021 and August 18, 2021

PB 21-06: The completeness of an application from J&R Realty Trust, Jeffrey Raymond, TR for a commercial site plan that proposes to raze the existing residential structure and construct a 2-story, 1,120 SF office building on the existing footprint. The plan further proposes a 1-1/2 story, 3,400 SF, 4-unit trade business building; related drainage; landscaping; lighting; and parking. The property is located at 190 Plaistow Road, Tax Map 44, Lot 2, in the C3 (formerly C1) zoning district. The applicant is the property owner of record. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

Ch. Alberti read a letter from the representative Charlie Zilch: "Dear Members of the Board, Please accept this letter as a formal request to withdraw from the above referenced site plan application. Thank you for your consideration. Sincerely, Charlie Zilch, Project Manager"

G. Taillon moved, second by K. Robinson to accept the withdrawal of the site plan application for PB 21-06

The motion to accept the withdrawal passed 5-0-0

Continued from July 21, 2021, and August 18, 2021

PB 21-08R: The completeness of an application from Federated Realty Five, LLC, Attn: Jonathan Rauch, for an amended site plan that proposed to demolish an existing commercial structure and construct a new 5,150SF medical office structure with associated parking, drainage, and utilities. The applicant is also requesting a Conditional Use Permit. The property is located at 49 Plaistow Rd, Tax Map 26, Lot 67, in the C1 Zoning District. The applicant is the property owner of record. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

Ch. Alberti noted there had been lengthy discussion at the last meeting concerning traffic flow and the intersection of Rte. 125 and the Home Depot/Walmart shopping center, and that for discussion at this meeting is the Conditional Use Permit (CUP), Conservation Commission (ConCom) feedback, topography contours and waiver requests. He asked for feedback from the applicant.

Joseph Coronati, Jones & Beach Engineers and Dave Sanderson, ConvenientMD were present. J. Coronati noted the discussion of the site's history and traffic maneuvers with the cut-through from Garden Road. He said they had decided to make the Garden Road entrance inbound only and narrowed the curb cut to 18', and have added signage at that entrance and the front of the property indicating no access to Garden Road. He said the building location should also help reduce the cut-through. He noted they have widened the pavement along the Garden Road access.

Ch. Alberti said the central issue is the cars that come from Garden Road and cut across to the Home Depot/Walmart shopping center. He reported on data from the Police Chief on that intersection and said that in 2020, even with COVID and less traffic there were 21 accidents in the intersection and 13 accidents so far in 2021. He asked if the applicant has spoken with DOT regarding the intersection and if they had given any insight into a light pattern change that might help with the problem. J. Coronati said the DOT said they would have the Traffic Bureau look at the timing of the lights to ensure adequate time for exiting the site. Ch. Alberti said that cars exiting the site are at a red light, but that cars coming out of the Home Depot/Walmart shopping center build a lot of momentum coming down the hill and those turning left are not expecting and cutting across anyone coming straight into the shopping center from the site. K. Robinson suggested having a separate light sequence for each access onto Rte. 125. There was general

agreement this would be the simplest way to solve the problem. J. Coronati noted that that the intersection has been in existence for many years and not all the accidents cited need to have involved drivers coming from their site. Ch. Alberti suggested the Board could recommend not allowing the Garden Rd. curb cut to eliminate non-business traffic but it was agreed the applicant wants the community to have that access. J. Cashell noted that 20+ accidents in an intersection is a very high amount and a highway safety audit for that stretch of Rte. 125 should be done. He said it involves local and DOT officials appraising the situation and how to make it safer and the Town would initiate this request of the DOT. J. Coronati asked that the Town/Planning Board make a request of the DOT.

Ch. Alberti noted that if he were to use their services he would enter from Garden Road and would prefer to exit that way too, to avoid Rte. 125, and that just having it as an entrance does not solve the problem. Other Board members agreed. J. Coronati said they would prefer full access on Garden Rd. and noted traffic would move slowly through the site. K. Robinson suggested that a no-through-traffic sign with fee should still be put on the site. G. Taillon noted that people going left from Walmart believe they have a right of way to take that left, and the same thing happens at the Market Basket intersection, and that the Town should do a safety audit for that whole section of the road and make a recommendation to the DOT. He also asked why this situation should hold up the plan. Ch. Alberti said he was about to poll the Board because it does seem this problem belongs to the Town and that the signage suggested by K. Robinson could become a condition to help in the short term. The Board was in agreement the Town should work with the State on the traffic safety issue.

T. Moore commented that posting a sign at the Rte. 125 entrance saying no access to Garden Rd. might be more helpful and that exiting onto Rte. 125 north you can access Garden Road within a few hundred feet. B. Coye suggested that the cut through is mostly from Garden Rd to Rte. 125. J. Cashell suggested that introducing a new use to the property will cut down on the feeling there is open access to cut through.

Reflecting some concerns from townspeople, Ch. Alberti asked how the business handles a patient that needs to go to the hospital. D. Henderson said that only about 1.2% of patients ever have to go to the hospital. He said the staff triages the patient and would call for a local ambulance if the problem was beyond their scope. This averages three to four ambulances a week. Ch. Alberti noted that the residents of the Town pay for the Fire and AMS visits and that this puts a greater burden on the residents and asks if the Board has any comments on the impact of a commercial business on the Town's tax rate. T. Moore said he wasn't sure the Town would see a net increase since someone going to ConvenientMD for emergency service might have been calling for service from their house before, and in general the calls would be for ambulance.

Ch. Alberti opened the hearing to public comment; there was none.

Ch. Alberti addressed some remaining issues in the staff report regarding the September 14, 2021 applicant's response to KNA #1 Review. He read the following into the record: Plaistow Planning Board SPRR §230-14.1.Z requires topography contours to be per North American Vertical Datum 1988 (NAVD88). Note 4 of the Plan indicates the application's information is per National Geodetic Vertical Datum of 1929 (NGVD29). The Board will need to decide if this information meets the requirements of SPRR §230-14.1.Z or if the applicant needs to request a waiver of the SPRR. He asked if there was any input. J. Coronati said the FEMA flood maps are based on either the 1929 or the 1988 datum. The Town's current maps are based on 1929 but the Town regulations require 1988 datum which is a different elevation by less than a foot. He said they need to provide information based on the Town's flood maps so they would correlate. He said they could do it either way. J. Cashell asked what they would need to do to the plans to comply. J. Coronati said it would require changing the contours and radii but that it made sense to stay the same as the flood maps when they are in a flood zone. T. Moore suggested waiving the requirement and

allowing the 1929 datum, noting it is better to have the flood map data, and that perhaps the Town should update its flood maps. Ch. Alberti agreed this should go onto a waiver.

Ch. Alberti addressed the three requested waivers beginning with the loading area/parking issues for the rear of the building. J. Cashell noted it is very minor and asked if the width of the rear area would allow for angled parking and for the employees to back out on a three-point turn, in which case probably only three parking spaces would fit. Ch. Alberti addressed the front parking waiver and the Conditional Use Permit. He asked if they applicant would be removing snow or plowing into certain areas; J. Coronati said they would not be dumping any snow into the wetlands area.

Ch. Alberti asked for other Board or public comments. There were none.

Waivers:

T. Moore moved, second by G. Taillon, to grant the request to waive the Planning Board SPRR §230-14.1.Z and to allow the applicant to use the National Geodetic Vertical Datum of 1929.

The motion to grant the waiver passed 5-0-0

G. Taillon moved, second by K. Robinson, to grant the request to waive Planning Board Site Plan Review Regulation 1, §230-12.H(1) – Aisle width and allow a decreasing aisle width to no less than 10.98' at the narrowest point of the rear aisle adjacent to Garden Road provided that the impacted parking spaces are designated employee parking only.

The motion to grant the waiver passed 5-0-0

T. Moore moved, second by K. Robinson, to grant the request to waive Planning Board Site Plan Review Regulation 1, §230-12.H(2)(b) – Off Street Parking which requires a minimum of a front buffer of 12' from the property line, and allow 8.4' of buffer to Route 125 as the buffer between the parking and the right-of-way is as large as it can be and ample landscaping will be provided to enhance the aesthetics over the existing conditions.

The motion to grant the waiver passed 5-0-0

Conditional Use Permit:

G. Taillon moved, second by T. Moore, to grant the Conditional Use Permit request for 49 Plaistow Rd., Tax Map 26, Lot 67 with the following condition as recommended by the Plaistow Conservation Commission:

- ***Three (3) signs shall be placed along the guardrail at the southern border stating no snow is to be dumped over the guardrail.***
- ***A note be added to the Plan that acknowledges the Conditional Use Permit and date granted.***

The motion to grant the Conditional Use Permit passed 5-0-0

Ch. Alberti asked that since the applicant presented a plan with an entrance only off Garden Road did the Board feel that an entrance and exit would be more favorable. J. Cashell said we could ask them to amend the site plan to show that. The applicant confirmed they preferred an entrance and exit at Garden Road. It was noted the No Thru Way signage would need to be removed, but No Thru Traffic could be used. After discussion it was agreed to let the plan stand with a Garden Road entrance only.

Site Plan – Conditional Approval:

G. Taillon moved, second by K. Robinson, to approve the amended site plan for 49 Plaistow Road which proposes a 5,150SF medical building with associated drainage, landscaping, lighting and parking with the following conditions:

- **Receipt of State Permits: NHDOT Driveway permit; NHDES Shoreland Permit and NHDES Construction Approval be received, and the permit numbers be noted on the Final Recording Plan Sheet**
- **Any waivers that are granted by the Board be noted on the Final Recording Plan Sheet**
- **Receipt of recording fees in the amount of \$80.00 for the recording on two (2) sheets**
- **All professional stamps be on the Final Recording Plan Sheet**

The motion to conditionally approve the Site Plan passed 5-0-0

IMPACT FEES:

Public Safety Impact Fees will be applicable to this project. Those fees are assessed at \$1.27/SF (net increase). The proposed building is 5,150SF, the existing building is 1,800SF, therefore the next increase is 3,350SF at \$1.27/SF the Public Safety Impact Fees will be \$4,254.50, assuming no changes before the final approval. If there are changes, the Impact Fee will be adjusted accordingly.

T. Moore noted the Board should draft a letter to the Selectmen about the offsetting of timing on the lights at 79 Plaistow Road. Ch. Alberti, T. Moore and J. Cashell will work on the letter.

Continued from July 21, 2021, and August 04, 2021

PB 21-09: The completeness of an application from Jinalben Patel, for an amended site plan to convert a general office building to a retail use, with associated alterations to the parking. The property is located at 2 Main St, Tax Map 24, Lot 43 in the C1 Zoning District. The property owner of record is AC Plaistow, LLC. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

Brian Jones, Allen & Major Associates, 400 Harvey Road, Manchester, NH introduced himself and reviewed the plan. He said the current use as an office building will be changed by a renovation of the first floor into a retail use. He said the second floor had been planned as a residential use but will now be used as general storage as residential use is not allowed. He said site improvements are being proposed mainly for ADA parking and a ramp for the front door as well as a new set of stairs. Pavement is being squared off to create a 24' driving aisle and other pavement being removed to create a landscape island. There is no change to the septic system and water is from Haverhill. The entrance from Hazeltine St. is in only and Main St. is in and out. A dumpster enclosure will be added; existing lighting and landscaping will remain the same.

Ch. Alberti referred to the staff report and said one of the biggest changes is the original residential use of

the second floor, which is not an allowed use and would have required going to the ZBA, has been withdrawn and is now in compliance as storage and asked the applicant to make a note on the plan that it is just for storage.

Ch. Alberti noted there are several procedural areas related to this being a non-compliant lot. B. Jones said the waivers being requested are primarily for off-property improvements to well, septic and other items off the site. G. Taillon asked about the Hookah area noted on the floor plan and asked if it was for smoking. B. Jones said he did not know what that was for. G. Taillon asked if it was for tobacco product sales or a place for people to come in and smoke. B. Jones noted that smoking products could not be used in the building. H. Cashell noted that the curb cut from Main Street is not shown on the plan. B. Jones said it could be shown better. It was also felt that the arrows on the pavement were very confusing. Ch. Alberti said his main concern is the Hazeltine entrance and the traffic flow. There was considerable discussion about traffic patterns and congestion and the best way onto and out of the lot. T. Moore suggested an angled entrance for Hazeltine traffic headed eastbound. J. Cashell said Rte. 125 traffic turning left onto Hazeltine to get enter will stop traffic and create more congestion in the area. J. Cashell noted that a main attraction of the site is the two entrances and taking driveways away from businesses could cause problems. K. Robinson said that because there was so little traffic in and out of the site people will not be used to the traffic turning. She suggested people will want to use the Main Street to enter and leave. It was noted that traffic on Main Street heading south to Rte. 125 doesn't happen very often but it will with this use. It was also noted that the fire trucks will need to enter and exit the property and must be properly accommodated. It was also noted that much of the traffic will be coming from and going to Massachusetts.

Ch. Alberti asked for comments from the public; there were none.

Ch. Alberti revisited the Hazeltine entrance. J. Cashell suggested it is another area for the traffic study and the need to bring Haverhill into the picture to create a better traffic pattern, and better lighting and pedestrian crossings. T. Moore said it took 25 years to get the MADOT to talk about the intersection at Cushing. He said the DOTs and Haverhill and Plaistow planning commissions had input and it provided better intersections. He noted the lights at intersections have worked better than he expected but the area is still messy. He asked the Board to comment on T. Moore's angled entrance suggestion for Hazeltine Street. L. Milette and G. Taillon agreed with the angled entrance; K. Robinson said it should be eliminated. It was noted that Hazeltine is a state road and Main Street is the Town's. Ch. Alberti asked if the applicant would review the curb cut and allow for an angled entrance promoting entrance eastbound and discouraging use for westbound traffic. B. Jones said he would discuss it with the applicant. He said there appeared to be two options – to close the entrance completely or do an angled entrance. G. Taillon said he was concerned with traffic coming down Main Street and using Hazeltine would have to cut across traffic and when the light changes the oncoming traffic enter quickly. J. Cashell said that once the new use opens people coming from the east headed west will know they can continue on Main Street to enter the property and it will not curtail the traffic.

T. Moore said if there is consensus on a driveway curb cut it could be made a condition for approval but it would require a DOT permit; he suggested forwarding a letter to the NHDOT stating the Board's opinions on the curb cuts so they have the information to make their decision. J. Cashell said if we make this a condition for approval and it does not get approved then the plan would come back to the Board anyway.

Waivers (6):

#1 G. Taillon moved, second by T. Moore, to grant the request to waive §230-14.1(AA)- Existing Grades, for 2 Main Street, Tax Map 24, Lot 43, as the parcel is bounded by municipal right-of-way on all four sides of the development area, including an interstate boundary, no direct abutters are affected by the proposed re-development.

The motion to grant the waiver passed 5-0-0

#2 T. Moore moved, second by K. Robinson, to grant the request to waive §230-14.1(CC) – Existing Wells & Septics outside 100', for 2 Main Street, Tax Map 24, Lot 43, as the parcel is bounded by municipal right-of-way on all four sides of the development area, including an interstate boundary, no direct abutters are affected by the proposed re-development.

The motion to grant the waiver passed 5-0-0

#3 G. Taillon moved, second by K. Robinson, to grant the request to waive §230-14.1(FF) – Loading/Unloading Area, for 2 Main Street, Tax Map 24, Lot 43, as the existing parking area and layout are to be maintained, loading would be conducted during non-business hours and not within the municipal right-of-way.

The motion to grant the waiver passed 5-0-0

#4 K. Robinson moved, second by G. Taillon, to grant the request to waive §230-14.1(HH) Landscaping Compliance, for 2 Main Street, Tax Map 24, Lot 43, as the existing building and site is to be maintained, including landscaping.

The motion to grant the waiver passed 5-0-0

#5 G. Taillon moved, second by K. Robinson, to grant the request to waiver §230-14.1(HI) – Lighting Compliance, for 2 Main Street, Tax Map 24, Lot 43, as the existing building and site are to be maintained, building mounted lights to remain.

The motion to grant the waiver passed 5-0-0

Ch. Alberti indicated the staff note on this waiver that the lights must be compliant with full cut off. B. Jones said he believed making this a condition would be fine as it is a minor cost. It was agreed to add this to the list of conditions

#6 K. Robinson moved, second by T. Moore, to grant the request to waive §230-12.B(3) – 10 foot buffering requirement, for 2 Main St, Tax Map 24, Lot 43, as strict enforcement would not allow for the existing drive aisle to be increased to the required 24 feet.

The motion to grant the waiver passed 5-0-0

Site Plan – Conditional Approval:

There was considerable discussion about how to handle the Hazeltine entrance. It was agreed the Board should send a letter to the NHDOT regarding its concerns. J. Cashell said if it was the consensus to the Board that the Hazeltine driveway should be eliminated to condition it that way; if the consensus of the Board was to allow for an angled ingress only for eastbound traffic on Hazeltine then condition it that way. Ch. Alberti polled the voting members on their preference for angled ingress or closure. The straw poll was three for angled ingress and 2 for closure.

T. Moore moved, second by T. Moore to conditionally approve the amended site plan for 2 Main Street, Tax Map 24, Lot 43 for the change of use to a retail (convenient store) use with the following conditions:

- Hazeltine ingress be angled to the right
- Receipt of NHDOT Driveway Permit
- All Professional Stamps will be included on the final recording plan
- Building lighting modified to be full cut-off compliant
- Better defined parking lot directions on the Main Street exit
- Retail use only, and not residential use

The motion to conditionally approve the site plan passed 5-1(K. Robinson) -0

PB 21-13: The completeness of an application from DC Development & Construction, LLC, for a zero lot line, non-age restricted, condominium style, Planned Residential Development (PRD) subdivision. The plan proposes 16 units, built on a public right-of-way, with on-site shared and individual septic systems, and a community well, with proposed connection to municipal water when it becomes available. The property is identified as Sweet Hill Road Rear, Tax Map 41, Lot 83 in the MDR Zoning District. The property owner of record is John Alden Palmer, Jr. Revocable Trust of 2006, Janice Palmer, Successor TR. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

Charlie Zilch, SEC & Associates, PO Box 1337, Plaistow, NH introduced himself and Bill Hall, Civil Design Consultants, 344 North Main Street, Andover, MA present on behalf of the owners as well as Stephen Doherty of DC Development & Construction, the applicant and developer for the project.

Ch. Alberti asked if there had been any contact with the Planning Board in the past on this project; C. Zilch said they met one time a couple of years ago with the concept and have met with the Planning Board staff. He then explained the plan. He said the current configuration is part of a lot line adjust that was done with the abutting Town of Plaistow Cemetery in 2013 where he gave up three acres on the cemetery side and picked up three acres on the southeast corner. Access to the property was corrected in 2018 and the roadway now comes to the property line and the water line to the Safety Complex has been extended to the property line also. He said there are 20 wooded acres with three wetlands complexes, and the larger one in the middle of the property has a couple of vernal pools. The upper properties have very well drained soils.

The plan is for 5 single family units, 4 duplexes and 1 triplex residential building. There will initially be on site community wells and then municipal water. They will set up for the municipal water and don't plan to maintain the wells beyond the hookup.

Steven C Savage Way public way will extend 670' into the property and will be 50' wide and terminate in a cul de sac, and there is a 50' right of way for access to Mr. Bartlett's property. Ch. Alberti asked if that access goes through wetlands and was told it does as there is no other place to put it. C. Zilch said they are looking to save on driveways if they can get a variance to have them within 30' of each other rather than 50'. He said the Fire Dept. was alright with this as long as any building within 50' of another had fire suppression sprinklers which will be provided for, and the ZBA granted that relief.

G. Taillon asked if abutter lot 52-6 will be able to use the project's variances or have to apply for new ones; C. Zilch said if they build on it they will not need a variance unless they attempt a PRD layout.

B. Hall described the road design and drainage which have been designed to State and local requirements. He noted there is a stream crossing with a 6' span open bottom culvert designed also. C. Zilch said there is

water flow in the spring and run off during the year. Ch. Alberti asked if this stream feeds into the vernal pools and C. Zilch said yes, and the vernal pool 2 is about 20,000SF and pool 1 is 4-5,000SF.

G. Taillon asked about the removal of snow in the cul de sac; B. Hall said the right side of the cul de sac has roadside swales and snow will be plowed into them. There will be no curbing. The grade in the area is slightly downhill but fairly flat. There is 10-12' between the shoulder and the swale

Ch. Alberti asked if the bridge crossing the culvert needs any conditional use permitting and was told it does. K. Robinson asked if the road will be going through the cemetery and was told it goes alongside the cemetery. She asked if there would be any buffer. It was noted that unit 1 is about 50 feet from the cemetery property part of which is wetland and there is about 100 ' in the cemetery before there is usable land.

G. Taillon asked about street lighting; C. Zilch said there are 3 streetlights planned.

Ch. Alberti asked about the size of the units and was told they are two-story townhouse style about 40'x40' with attached garages. S. Doherty said he has built some like this in Pelham, NH, they are like a duplex with the two-car garage in front. The single family units are approximately 1,800SF and the duplexes roughly 1,5-1,600SF per unit. The LCA are behind the homes are private areas which can be fenced in if desired. There is at least a 50' buffer all around the development, some are considerably more. There are two wetland impact areas which are minimal and they will be going before the Conservation Commission.

Ch. Alberti asked if the site was fully wooded and was told it is. He asked what the abutters would see out their windows if the project goes in. The biggest open space area is by Center Circle and is the largest buffer; there is another smaller buffer on the other side. The variance on the buildings allowed for a larger buffer all around. T. Moore asked if the right-of-way into abutting lot 52-6 would be paved and was told no.

Ch. Alberti asked what other waivers would be needed; C. Zilch said there are no other waivers needed they have met all the design requirements and have submitted permit requests. He said the Fire Dept. will need to chime in at some point but he feels they will be happy with what they've seen.

J. Cashell said there were substantial comments in the KNA review, one of them pertaining to the water. He asked about having two sets of water lines, one for the initial wells and another for the municipal water, and also about the 6' depth of cover for the municipal lines in the culvert area. S. Doherty said they have been discussing the water lines and he thinks it may be done with one set of lines with a fire hydrant at the cemetery end and have a private water line to the cul de sac for fire suppression and then use the potable water wells for the rest. When the municipal water line is charged they will disconnect the fire hydrant, open the gate and flush it, then run the municipal water into the existing lines. He said this is till being worked on and he will get with Steve Keach for his input.

J. Cashell said this is the initial public hearing and it is getting late and the applicant still has a lot to do and suggested continuing the hearing to October 20th which will give them time to address some of the issues in the KNA review.

G. Taillon moved, second by T. Moore, that the application for a 16-lot, zero lot line, non-age restricted condominium style planned residential development (PRD) for the parcel known as Sweet Hill Road Rear, Tax Map 41, Lot 83, be accepted as complete.

The motion to accept the site plan as complete passed 5-0-0

Ch. Alberti opened the hearing to public comments; there were none. He then continued the hearing until October 20, 2021 at 6:30 PM. No further abutter notices will be sent out for this continuation.

Ch. Alberti closed the public hearing at 10:00 PM.

4. OLD BUSINESS

J. Cashell said that if the next meeting is a workshop it should deal with any zoning amendments to be considered. Ch. Alberti said the Board would like the meeting to be a workshop and not have any applications presented. He said he believes the traffic in Town should be discussed, and possibly taking Main Street back as a Town road. He suggested that commercial businesses have been allowed to dictate what happens in Town and the Board needs to take more control over that. He noted there are six storage facilities in Town and asked how we can push that the land use in Town towards development that is good for the townspeople. J. Cashell suggested the Town may want to pass an ordinance prohibiting more storage units. Ch. Alberti said he would also like to see setbacks pushed further back. He asked the Board to submit warrant articles/ideas in advance so to be prepared.

5. ADJOURNMENT

There was no additional business before the Board and the meeting was adjourned at 10:22 PM.

Respectfully Submitted,

Charlene A. Glorieux
Minute Taker