

**Salisbury Planning Board
Meeting Minutes
Wednesday, July 10, 2013 7:00 p.m.**

PB Members Present: Robert Straubel (RS), Don Egan (DE), Berenice McLaughlin (BHM) Lou Masiello (LM) and Trudi Holder (TH)

PB Members Absent: None

Also Present: Leah Hill, Asst. Planner, Lori Robertson, Planning Secretary

Time: 7:05 p.m.

V. Chairman Masiello called the meeting to order at 7:05 p.m. in the Colchester Room, Salisbury Town Hall. **LM** announced, per the Open Meeting Law, that this meeting was being recorded and broadcast live via www.sctvmc.org/index.

1. New Business:

a. Signing of Plans/Permits: N/A

b. Reorganization- LM nominates **RS** as Chairperson
DE Seconds – Vote on motion 5 - 0 unanimous

RS nominates **LM** as Vice Chairperson
BHM Seconds – Vote on motion 5 – 0 unanimous

RS nominates **DE** as clerk
LM Seconds – Vote on motion 5 – 0 unanimous

c. Request for Certificate of Completion-142 Lafayette Road-Jupiter Electric-Applicant was not present. **RS** stated a letter dated 7/8/13 was received from Joe Serwatka with a number of issues that still need to be addressed. **RS** asked if the applicant received a copy of the letter from Joe Serwatka? **LH** stated yes. The former applicant was G&G Cycle. In 2010 they received a partial certificate of completion. A bond was submitted to insure the completion. Eric Botterman (EB) of Millennium Engineering was present for another project, but was contacted last week by the applicant stating he needed an as-built plan showing the new trees that were planted and paving. I believe you will be receiving a letter from the applicant.

DE motions to table the Certificate of Completion until the PB hears from the applicant regarding Joe Serwatka's letter dated 7/8/13 with the condition 1. A letter will be sent to the applicant pending completion of outstanding items referencing Joe Serwatka's letter dated 7/8/13.

TH Seconds – Vote on motion 5 – 0 unanimous.

LM motions to have a 10 minute recess.

BHM Seconds – Vote on motion 5 – 0 unanimous.

RS thanked outgoing Chairperson David Holscher for his service and welcomed new member Trudi Holder to the board.

2. 7:30 PM Public Hearings

a. SPR-18 Fanaras Drive-Keith Harnum

LM motions to open the Public Hearing for SPR-18 Fanaras Drive-Keith Harnum

DE Seconds – Vote on motion 5 – 0 unanimous.

Mr. Eric Botterman (EB) of Millennium Engineering addressed the board on behalf of the applicant. Located at 18 Fanaras Drive are two lots that we are proposing to combine to construct a 14,000 s/f industrial building. He has 24 employees with 3 or 4 working in the office.

LM asked what would be located in the building? **EB** stated office space and some of the equipment.

Mr. Keith Harnum (KH) addressed the board. Located at the site will be jacks, dollies and forklifts. **LM** asked about the 24 employees. Do they come to the building in the morning? **KH** stated the majority of my employees have company vehicles. During the course of the day there maybe 3 – 5 people in the office.

RS asked about semi-trailers. Would your equipment be parked there at night? **KH** stated my own equipment would be parked at night. I have two tractor trailers, ramp truck, 5 trailers and a crane. **EB** stated it would be parked in the proposed gravel area. **BHM** asked if the tractor trailers would be coming back at the end of the day. **KH** stated yes, they will be coming back at night.

DE noted the extensive comments from Joe Serwatka in his letter dated July 5, 2013

1. **Granite curbing is typically depicted at driveway entrances.** – **EB** stated based on JS comments we added granite curbing at the driveway entrances. I received comments from Don Levesque asking for curbing at the site. **EB** stated we would not like to put granite curbing throughout the site. This is not a high traffic area.
LH asked about a wooden guardrail instead. **EB** stated I understand the concern about someone driving off the edge of the pavement. **DE** asked what the distance between the edge of the parking space and the edge of the pavement? **EB** stated 25'. **DE** stated I believe waiving the requirement for curbing in the parking lot is a reasonable request.
2. **The plan indicates adequate lighting levels around the building, but indicates no lighting at the two driveways.** **EB** stated I believe the Police Chief commented about lighting also. We prefer not to put lighting there. There is only one business in the park that has lighting at the entrance. We could put a stronger wattage on the building. **LH** suggested to up the wattage so the light will reach the entrance, but not spillover to neighboring properties. **RS** asked if the proposed gravel area will be lit? **EB** stated just the building lights. **DE** stated if the applicant is not concerned about the safety, I don't think any changes need to be made.
3. **Driveway and maneuvering aisle widths should be depicted on the plan, as typical.** **EB** stated we are working on that.
4. **Top and bottom elevations should be provided for the proposed retaining wall, along with adequate construction details. The engineer should address whether the guardrail is proposed along the top of the wall.** **EB** states there is a short retaining wall. The retaining wall is specifically there because of the grading. It gets close to the wetlands. **KH** would prefer to put a concrete block wall in. The block would be high enough. **RS** stated I think **JS** wanted more detail. **RS** asked if the board had any feelings about the block wall instead of a retaining wall. **DE** states I am fine with that concept. **LH** asked if there would be a detail of the wall? **EB** stated yes.
5. **The ten proposed parking spaces on the north side of the building appear to be defined solely by the painted lines on the ground. It does not appear that any curbed islands are proposed to separate them from the site traffic. The "island" depicted at the east end of the spaces appears to be a painted island which serves little purpose. The board may want to require curbed/landscaped islands at each end of the parking spaces, with either a curb/walkway or landscaping between the parking spaces and building.** **EB** stated **KH** does not want to do that. He believes those spaces will not be used. **LM** asked why the parking spots couldn't be put perpendicular to the building on the west side? **EB** stated we could do that. **LM** asked about the landscaping in front of the building. Wouldn't it make more sense to put a sidewalk so people don't have to walk through the parking lot. **EB** stated we have discussed this. I believe it will look better with the landscaping. **KH** stated there are not many people going in and out of the office. This way I don't have to worry about shoveling. **RS** stated I think this is a real safety issue. **DE** states I don't think it's a big issue. I have no problem with landscaping. **LM** states I prefer sidewalks, but if that's what everyone wants, I don't have a problem with it. **BHM** states I

don't have a strong feeling one way. **LH** asked don't you think the landscaping will get trampled?

BHM stated the proper maintenance could turn into a big problem. **EB** states anything you build, you will have maintenance cost. **LH** asked if landscaping could be added to the southeast corner and northwest corner abutting Fanaras Drive. **EB** stated yes.

LH asked if the snow storage would affect the swale? **EB** states no, when you are pushing snow it is frozen solid anyway. **LH** asked about the sheet flow of the water? **EB** states we are well on our way to addressing JS comments.

RS stated after looking at **JS** comments, I think many of these comments can be worked out between Joe and the applicant.

EB stated we plan on getting JS revised plans and hopefully in two weeks we will be able to get a vote.

RS asked if there any abutters? None present.

LM motions to continue the hearing for **SPR-18 Fanaras Drive-Keith Harnum** until **July 24, 2013 at 7:30 p.m., 5 Beach Road.**

BHM Seconds – Vote on motion 5 – 0 unanimous.

3. **Old Business:** N/a

4. **Other Business:** N/a

5. **Correspondence:**

6. **Reports of Committees:** **LH** stated we received

- 12 Beach Road revised plans: 1. There is an easement for sewer and water to go out to Ferry Road. 2. The applicant was unable to get the land for the emergency access.
- Salisbury was added to the scenic by-way route.
- The 83 bus (Lawrence/Hampton Beach bus) (seasonal) -now will pick up people who flag it down to bring them to Salisbury Beach/Hampton Beach.

7. **Adjournment:**

DE motions to adjourn at 8:30 p.m.

BHM Seconds-Vote on motion 5 - 0 unanimous.

*Documents provided at the meeting are on file in the Planning Office.

Minutes Approved By:_____ **Date:**_____