

B. OTHER APPLICATIONS - The following applications were reviewed for completeness only, with comments limited to the completeness of the applications.

1. Subdivision application

Applicant: Stephen & Joan Pappas

Property owner: Stephen & Joan Pappas

Property location: off W, Swanzey Rd, Cobble Hill Rd & S. Winchester St
Map 72, Lot 51

Zoning District: Business District

Request: To subdivide Tax Map 72 Lot 51 into two lots consisting of 1.637 acres and 4.837 acres.

Representing the application: Jeff Merritt (engineer, Keach Nordstrom) and Matt Casey (applicant), Silas Little (applicant's attorney)

Abutters present: none

Merritt presented subdivision application, describing current and proposed acreage and frontage. Merritt said that an access easement is proposed for the rear of the property for water and sewer service from South Winchester St. Merritt described the location of a wetland on the property, and described the topography of the site.

Motion by Self to accept the application as complete, and to proceed to public hearing on June 14 without further notice. Second by Goller. Smith asked whether the Board should be concerned with water and sewer capacity. Page said that the Sewer Commission approved the applicant's request to install a pump station; Brown Water Company will supply water. Page said that any issues with the Fire Department will be addressed by code enforcement.

All in favor.

2. Site plan review application

Applicant: Zaremba Program Development, LLC

Property owner: Stephen & Joan Pappas

Property location: off West Swanzey Rd & Cobble Hill Rd
Map 72, proposed Lot 51-2

Zoning District: Business District

Request: To construct a 9,100 sf building to be used for retail sales

Representing the application: Jeff Merritt (engineer, Keach Nordstrom) and Matt Casey (applicant), Silas Little (applicant's attorney)

Abutters present: none

Merritt presented the site plan, showing 1.6 acre parcel proposed for the development of a retail store, 39 parking spaces, with access from Route 10. Merritt said that the applicants have met with NH DOT representatives, who asked that the driveway be located directly across from Knotty Pine. Merritt said that sidewalks would be located on the front and side of building. Merritt identified the delivery entrance, screened dumpster location, screened HVAC pad, proposed stormwater retention and treatment facilities. Merritt said that test pits indicate that the soils are conducive to stormwater treatment by

infiltration. Merritt reviewed plans for sewer and water utilities, landscaping, erosion control, and showed construction details and building elevations, including a color rendering of the proposed building. Goller requested that the plans include a note indicating that existing vegetation along Cobble Hill Road will be retained and maintained. Self requested a detail describing how the sewer line will be connected to existing manhole.

Motion by Self to accept the application as complete, and to proceed to public hearing on June 14 without further notice. Second by Goller. All in favor.

Page advised Board members that sign applications will be addressed at public hearing.

3. Site plan review application

Applicant: Nissan of Keene

Property owner: Gemica Properties LLC

Property location: 544 Monadnock Highway Map 2, Lot 5

Zoning District: Business District

Request: To construct a 3,850 sf addition to the existing building, and expand parking.

Representing the application: Dave Bergeron, Brickstone Land Use Consultants

Abutters present: Joseph and Peg Antosiewicz

Bergeron said that the application involves a boundary line adjustment at the rear of the property, to be considered at the Board's June 14 meeting. (A special exception was approved by the Zoning Board of Adjustment.) Bergeron presented the existing conditions plan, indicating the location of the proposed building, parking, highway, and property to be added by boundary line adjustment. Bergeron presented the proposed conditions plan, stating that the driveway is to remain in the same location; DES has accepted a wetlands permit for processing. Bergeron presented the grading plan, showing locations of the existing and proposed retention areas. Bergeron said that the applicant had obtained permission from the abutter to clean a ditch on the abutter's property (cleaning the ditch is a condition of ZBA approval of the special exception.) Per ZBA condition of approval, Bergeron said the front islands will be changed. Bergeron presented the existing and proposed lighting plans, and said the applicant will install a 6' fence and arborvitae plantings to screen the abutting property from the parking lot. Bergeron presented details of construction and drainage, as well as photos of the building to show proposed elevations. Bergeron said that the existing septic system and well are sufficient to serve the building addition. Bergeron said that existing propane tanks will be relocated to the rear of the building, along with the dumpster. Bergeron said that no additional landscaping is proposed. Goller asked that the size and number of arborvitaes be listed on the plan.

Motion by Self to accept the application as complete, and to proceed to public hearing on June 14 without further notice. Second by Smith. All in favor.

4. Site plan review application

Applicant: Farrell Building Co.

Property owner: City of Keene

Property location: off Airport Rd Map 37, Lot 36

Zoning District: Business District

Request: To construct a 7,200 hangar and associated taxiway.

Representing the application: Dave Bergeron, Brickstone Land Use Consultants

Abutters present: none

Bergeron described the proposal as a private hangar to be constructed on leased space (already negotiated with the City of Keene). Bergeron presented site plans showing the existing airport, along with the location of the proposed hangar to be constructed adjacent to existing parking lot. Bergeron presented the location of the taxiway that will serve the hangar, stating that he anticipates being able to satisfy FAA approval requirements. Bergeron said that the hangar will tie into existing electrical service and an existing water line, and will be heated by propane. Lights will be on the runway side of the building, Bergeron said, and reviewed proposed landscaping, access for construction, construction and erosion control details, and presented elevations of the proposed hangar. There were no questions from the Board.

Motion by Fuerderer to accept the application as complete, and to proceed to public hearing on June 14 without further notice. Second by Lerandeanu. All in favor.

5. Site plan review application

Applicant: L&G Berube, Inc.

Property owner: L&G Realty Trust

Property location: on Forbush Lane Map 3, Lot 3

Zoning District: Business District

Request: To construct two 30,000 gallon above-ground propane storage tanks and associated filling station.

Representing the application: L. Berube

Abutters present: none

Berube stated that the Zoning Board of Adjustment has granted a special exception for the proposal. Berube said that he has completed a fire safety analysis and, as a result of meetings with the fire chief, has agreed to construct a cistern that would provide five times the amount of water indicated as necessary by the fire safety analysis. Berube said that he also intends to construct a turn-around area to supply access to the fire cistern.

Berube said that the entire project area would be served by a one-way entrance and exit. The proposed propane tanks would be about 4 feet off the ground with a block retaining wall that would be surrounded by a 6' chain link fence, screened on the outside, and with a gravel surface on the inside. Berube said that no wetlands would be affected.

Berube said that he has had discussions with DPW Director Dunham regarding Forbush Lane, which Berube has maintained for 35 years. Berube said that he hopes to go before the Board of Selectmen to discuss continued maintenance of the Class VI portion of Forbush Lane. Page said that Dunham has requested that Berube obtain permission from the Board of Selectmen to maintain and improve the Class VI portion of Forbush Lane. Berube said that

he intends to maintain Forbush Lane as he always has. Planning Board members had no questions.

Motion by Lerandeau to accept the application as complete, and to proceed to public hearing on June 14 without further notice. Second by Self. All in favor.

B. DISCUSSIONS/OTHER BUSINESS

1. Other business as may be required.

Carlson reported that she, Town Planner Carbonneau and others had met with the Plan NH Charrette Group to discuss help with planning the re-use of Whitcomb Hall within the context of its neighborhood. If selected, Carlson said, the Whitcomb Hall project would receive a \$20,000 value in design services for the Main Street village area, including the Homestead Woolen Mill complex. Carlson said that the Group requests support from Town organizations and individuals, and said that the Board of Selectmen has supported the project. Carlson requested Planning Board support of the project.

Motion by Goller to send a letter on behalf of the Planning Board expressing support of the project. Second by Smith. All in favor.

Motion to adjourn by Lerandeau. Second by Smith. The meeting adjourned at 8:06.

Respectfully submitted,

Victoria Reck Barlow
Recording Secretary