

**ZONING COMMISSION
MONDAY, APRIL 11, 2022
TOWN HALL 7:00 P.M.**

Present: Cynthia Kasey, Daniel Thurston, Deborah Kovall, Land Use Coordinator Polly Redmond and Zoning Enforcement Officer Don Truskauskas

Absent: William Ponte, Alternate Members Michelle Whitford, Theodore Root and Dave Foster

1. OPEN MEETING – ESTABLISH QUORUM.

Acting Chair Cynthia Kasey called the meeting to order at 7:00 p.m. All members present are seated.

2. APPROVE MINUTES OF PREVIOUS MEETING: 3/28/2022

D. Thurston **motioned** to approve the minutes of the previous meeting, seconded by D. Kovall. Motion passed unanimously.

3. PUBLIC COMMENT. None.

4. 497 BURLINGTON ROAD, LLC – APPLICATION FOR 80' X 160' STORAGE BUILDING, GRAVEL PARKING LOT AND STORM DRAINAGE FACILITIES, 497 BURLINGTON ROAD.

Robert Hiltbrand, P.E., R. R. Hiltbrand Engineers & Surveyors, LLC is present to represent with Martin Peabody also present in the audience. Revised plans prepared by R.R. Hiltbrand Engineers & Surveyors, LLC titled Country Storage Expansion were received via email in the Land Use office with paper copies to follow. Plans include an Improvement Location Survey, dated 10-25-21, Lot Line Revision Map, 12-20-21, prepared by Dufour Surveying, LLC, Overall Development Plan, 2-14-22, revised 3-29-22 per Engineering Review, Proposed Site Plan, 2-14-22, revised 3-29-22 per Engineering Review, Proposed Site Details, 2-14-22, revised 3-29-22 per Engineering Review, Sediment & Erosion Control Details, 2-14-22, revised 3-29-22 per Engineering Review, Pre-Developed Drainage Area Map (2 sheets), 2-14-22, revised 3-29-22 per Engineering Review. The plans are accompanied by a Drainage Report dated December 20, 2021, revised March 29, 2022, prepared by R.R. Hiltbrand Engineers & Surveyors and remains on file in the Land Use office.

Mr. Hiltbrand explains that there are three existing buildings on the site and the new building is proposed to the south of them. Country Storage owns vacant land to the east of 497 Burlington Road and has conveyed approximately one acre to 497 Burlington Road giving the space required to construct. It is explained that there is an underground storage system for roof water to infiltrate into and then to a stormwater quality basin which then drains to an infiltration trench to the west. There are no proposed utilities, only underground electric, and no new septic. Inland Wetlands Commission approved the application on April 4, 2022 with conditions and changes as suggested by W.M.C. Consulting Engineers (town engineer). Revised plans will be brought to the Land Use office with those changes regarding grading and drainage and a final report from W.M.C. will be forthcoming. The new building will contain mixed sized units for rental storage and will be identical to what consists in the existing buildings. D. Kovall questions whether there will be parking in back of the proposed storage building for RVs with Mr. Peabody stating there will be another 100 feet of gravel parking behind the new building for storage of campers and RVs. With no further questions or comments, D. Kovall **motioned** to approve the application, seconded by D. Thurston. Motion passed unanimously.

5. MATTHEW CASSINA – APPLICATION FOR SPECIAL PERMIT AND SITE PLAN APPROVAL – 40' X 125' CONTRACTOR'S STORAGE BUILDING, GRADING AND STORM WATER CONTROL MEASURES, 495 BURLINGTON ROAD.

Mr. Cassina is present. Plans prepared by Robert Green Associates titled Site Plan – Storage Facility, revised to 3-1-22 include a Property and Index Map (Sheet 2), General Notes (Sheet 3), Plan/Profile (Sheet 4), Layout (Sheet 5, 6 and 7 with Sheet 7 stating “No Work Proposed At This Time”), Grading and Utilities (Sheet 8, 9 and 10 with Sheet 10 stating “No Work Proposed At This Time”), Erosion and Sedimentation Control (Sheet 11, 12 and 13 with Sheet 13 stating “No Work Proposed At This Time”), Miscellaneous and Details (Sheet 14 and 15).

Plans are accompanied by a Site Plan Storage Facility Project Statement that includes a Drainage Area Map for Storage Building, Drainage Computations, List of Abutters, Environmental Assessment and Wetland Report, Appendix 1 Drainage Areas to Driveway, Appendix 2 Hydrology Studio Report for the Driveway, Appendix 3 Hydrology Studio Report for the Storage Building Site, Appendix 4 LID Examples, Appendix 5 Responses to the WMC 5-3-2021 Comments on original submission, Appendix 6 Hydrology Studio Report for Bldg Site Pre/Post Assessment. Plans are to be revised per W.M.C. Consulting Engineers comments after review for the Wetlands Commission and will be submitted to the Land Use office and a final report from W.M.C. will be forthcoming.

Mr. Cassina explains that the 5000 square foot building will be constructed in the very back of the parcel in a bump out of the property located behind 497 Burlington Road. He plans to store material such as top soil and clean fill on the property in the back of the building outside as well as commercial equipment noting that nothing will be visible from the road. He does plan to rent out two or three bays to contractors in the future. Inland Wetlands Commission approved the application on April 4, 2022 with conditions as suggested by W.M.C. Consulting Engineers (town engineer). Discussion on pull off areas along the driveway as required by regulation, Mr. Cassina states that the driveway will be 22 feet wide in order for two trucks to pass each other so there is plenty of room for emergency vehicles to get through the driveway and into the back if need be. D. Thurston **motioned** to set a public hearing for the Special Permit and Site Plan Approval for Monday, June 13, 2022 at 7:00 p.m. in the town hall, seconded by D. Kovall. Motion passed unanimously. Mr. Cassina was informed to notify his neighbors within 200 feet of the property of the public hearing.

6. COMPLAINTS/ENFORCEMENT ACTIONS.

ZEO D. Truskauskas informs Commissioners that he spoke with Dakota Hock who told him that he's cleaning up the last of the millings that are on site at 833 Hill Road and taking them off site. D. Kovall states that four trucks came out of that property on two different days with full loads. She suspects it was soil that was brought in and now taken out because the trucks are using a different driveway that goes down into the property where she estimates 60 loads of soil was deposited after being taken off the Water Pollution Control Facility on Bogue Road by Dakota Hock and brought to 833 Hill Road. ZEO Truskauskas will reach out to Atty. Mancini for consultation on further action.

Sunset Ridge: LUC Redmond informs Commissioners that the motion made at the last Zoning meeting to prevent the issuance of building permits for the remaining four units (25, 26, 27, 28) is not in the Commission's jurisdiction to do. D. Kovall **motioned** to rescind the motion made at the 3/28/22 Zoning meeting and reinstate the original motion that no Certificates of Compliance shall be issued by the Zoning Enforcement Officer on the last remaining four units within Sunset Ridge (Units 25, 26, 27 & 28) until issues are addressed and resolved.

7. ELECTION OF OFFICERS.

The Commission has not yet received Michelle Rewenko's resignation letter as Commissioner and Chairwoman. LUC Redmond will reach out to her once again to ask for a letter.

8. ANY OTHER BUSINESS. None.

9. INVOICES. None.

10. ADJOURN.

D. Thurston **motioned** to adjourn the meeting at 7:50 p.m., seconded by D. Kovall. Motion passed unanimously.

Respectfully submitted,

Polly Redmond
Land Use Coordinator

