

APPROVED MEETING Minutes
TOWN OF WARNER PLANNING BOARD

MONDAY, May 7, 2018

7:00 PM

WARNER TOWN HALL - LOWER MEETING ROOM
5 East Main Street, Warner, NH 03278

- **OPEN MEETING**

- **ROLL CALL**

Peter Anderson	Donald Hall	Clyde Carson	Barbara Annis
Ben Frost	Ben Inman	James Gaffney (arrived at 7:18pm)	

- **APPROVAL OF MINUTES**

- April 2, 2018
Motion to accept minutes by Barbara Annis
Second by Don Hall

Approved 7-0

- **NEW BUSINESS**

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant: **One East Main LLC/Darryl Parker**

Address: 1 East Main Street, PO Box 730

Owner of Property: One East Main LLC

Map 31, Lot 054

Zoning District: B-1

Details of Request: Convert office space in rear of building on the second floor (630 SF) into a residential apartment.

ACTION: ACTION: Approve/Deny, or Continue Meeting/Public Hearing

Convert office space from second floor of barn to a 2 bedroom apartment. Darryl has 2 Modified the parking which reduces what is required. Darryl met with tenants in units 2 and 3 and added an additional parking space so there will be an extra space on Church street. The new space is already grass, and by adding gravel there will be a 3rd space, with one coming in at an angle. Not widening the entrance from Church street. The application does not state that they are adding a space.

This is an amendment to an existing approval.

Fees were paid and abutters were notified.

Barbara would have liked to see more of the apartment, seeing both exits, not including windows. Would like to see the apartment where someone will live and sleep, above the kitchen.

Darryl reported that Barbara's concerns are being addressed by the fire department. A secondary exit is required by the insurance company.

Barbara requested that Darryl resolve egress and fire alarm issues with fire department, in writing, and that this is a condition of the approval.

We do not need a 3rd party review. There is already a fee for a compliance officer. No escrow is required.

MOTION to accept the application as complete, by Peter.

Second, by Ben Inman.

Motion Approved, 7-0

Motion by Barbara Annis:

Motion to approve, to amend the site plan for 1 East Main Street, Applicant - Darryl Parker, to convert office space in the rear of the building on the 2nd floor to a residential apartment with the following conditions:

- 1) Applicant works to resolve to address access and egress issue with the fire department. Land use office receives confirmation from the fire department of the access and egress issues.
- 2) Presentation to the Land Use office of the renewed agreement with the board of selectmen regarding use of the driveway.

These two conditions need to be met within 60 days, subject to extension by request of the applicant.

Second: Clyde Carson

Approved, 7-0.

- **OLD BUSINESS**

1. **McDonald's** - update on renovation project.

4 Nichols Mill Lane, Warner, NH 03278

McDonald's has met its conditions of approval, as submitted to the Land Use Office.

Notice of decision will be done May 8.

2. Central New Hampshire Regional Planning Commission – **traffic Count**

Barbara Annis met with Tim Allen and Bill Chandler. One change to the form is to add Police Department to the form.

There was a discussion about different ways to measure the weight of a vehicle in addition to the traffic counts.

Land Use Secretary will notify Tim Allen of the changes.

Land Use Secretary will contact Dean Williams at CNHRPC to request that KRM north of Kirtland measure truck weight with the counts. Report can be sent electronically, to CNHRPC, by May 11.

Motion:

To submit to the report to CNHRPC by Clyde.

Second by Don.

Approved: 7-0

• **COMMUNICATIONS AND MISCELLANEOUS**

Andy Bodnarik sent edits to the zoning ordinance. The planning board will plan to look at the zoning ordinance at June meeting. Andy has reviewed the use table, and found all the terms that do not have definitions.

Diane will email Andy's report to the board tomorrow. Send Don the hardcopy instead of the email.

TAC UPDATE:

Barbara attended the TAC meeting, regarding electric cars and charging stations. They are trying to encourage private businesses to put in charging stations, so people can charge while at work. There are no grants at this point. Because it is a utility, it also involves the public utility commission.

Ben Inman said legislature did say that chargers need to be universal.

TAC will meet in June again. Next meeting will be freight transportation.

RPC meeting – Ben Inman will report back when he goes to a meeting.

Clyde: BOS – Starting to clear the lot for the fire station. Wednesday morning at 10am is ground breaking.

We are currently part of the scenic byway. Looking for 8 signs along that byway. We are looking for places, and will make an application to the state.

7:39 adjourned.

PLANNING BOARD MEETINGS WILL END AT 10:00 P.M.

CASES REMAINING ON THE AGENDA WILL BE HEARD FIRST AT THE NEXT SCHEDULED
MONTHLY MEETING