



**Warner Board of Selectmen
Meeting Minutes
Monday, May 16, 2016
APPROVED**

Selectman Carson opened the meeting at 7:00 pm.

In attendance: Selectman Clyde Carson - Chairman, Selectman Allan N. Brown, Selectman John Dabuliewicz and Jim Bingham – Town Administrator

Guests: John Matthews and Jim Lamp from Market Basket, Andrew Davis from the Liquor Commission and Gregory Moran from Aubochon Hardware

Audience Attendance: Aedan Sherman, Doug Allen, Ken Milender, Ed Mical, Lois Lord, Jonathan Lord, Aaron Snay, Cindy Snay, Darryl Parker, Christine Frost, Ben Frost, David Karrick, Barbara Annis, Ben Inman, Peter Anderson, Martha Bodnarik and Senator Dan Feltes

1. Acknowledgment

A. Chairman Carson recognized Ben Frost who has been recently named Professional Planner of the Year by the NH Planners Association.

2. Market Basket – Plans for Expansion

- A. John Matthews explained a liquor store will go in the field next to McDonalds. Aubuchon Hardware will be expanding their existing store as well by 2,600 square feet. The Liquor Commission would like to open next spring. Both the Aubuchon expansion and the building of the liquor store will happen at the same time. The liquor store will be about 10,000 square feet, a single tenant store. There will be extra parking spaces as well to accommodate the Aubuchon expansion and parking for the liquor store. The lighting will be situated so there is no spill over on to another property.
- B. The Planning Board process will probably begin in late June early July.
- C. Ed Mical asked if the emergency access will remain open and they said yes.
- D. Aedan Sherman asked what the plan is for green space. Jim, using a display, showed that there is a decent amount of green space around the building.
- E. Jim showed using a display how the traffic and delivery flow would work.
- F. Martha Bodnarik made a couple of suggestions one being not to make the parking spaces smaller, and she asked to reconsider the proposed traffic pattern. The plan is to have the traffic turn left instead of right as it is now, Martha feels this new pattern may cause some difficulties.
- G. Barbara Annis asked if an outdoor garden center will be included with Aubuchon. Jim said there will be a 15' wide sidewalk area.
- H. Selectman Dabuliewicz urged Jim to meet with the Planning Board for a conceptual to help speed the Planning Board process along. Ground breaking is slated for this coming September.
- I. Darryl Parker asked if there is a plan for the storm water run off. Jim said yes, there will be a plan.
- J. Ben Frost said on the storm water issues he asked if Market Basket has done work on using low impact development standards, impervious pavers, open range systems. Jim said they have done some rain guard type stuff and he said he would be more in favor of trying to look at that. He said the impervious pavers are a UNH study, it works really well when somebody comes in and parks and then leaves at the end of the day, but when you have a space turning over 10 times a day or more it turns to gravel. It doesn't work well for retail.

- K. Ben said if Market Basket wants to come before the Planning Board for a preliminary consultation prior to submitting an application, he encouraged Jim to contact the Land Use Secretary to arrange that meeting, the next meeting is June 6. Jim said they plan on submitting in the last week in May.
- L. Gregory Moran from Aubuchon said his grandfather started the business 108 years ago, his father worked there for 77 years. Gregory grew up in the back seat of a car traveling New England which gave him the bug to get into the family business. He watched the company grow, there are now 108 stores. His mission is to maintain at least 100 stores. Working with Market Basket will allow the business to stay in town in a location that is working for. Gregory's request is to consider keeping the current right hand turn into Aubuchon, this will allow for easy access to those who just want to shop at Aubuchon.

3. Adjournment

A motion was made and seconded to adjourn at 7:36 pm.

Board of Selectmen

Clyde Carson

Allan N. Brown

John Dabuliewicz

Recorder of the minutes: Mary Whalen