

APPROVED

**TOWN OF PELHAM
PLANNING BOARD MEETING
June 6, 2016**

The Chairman Peter McNamara called the meeting to order at approximately 7:00pm.

The Secretary Paul Dadak called roll:

PRESENT: Peter McNamara, Roger Montbleau, Paul Dadak, Tim Doherty, Joseph Passamonte, Alternate Paddy Culbert, Alternate Richard Olsen, Selectmen Representative William McDevitt, Planning Director Jeff Gowan

ABSENT: Jason Croteau, Alternate Mike Sherman, Alternate Robert Molloy

Mr. Culbert was appointed to vote in Mr. Croteau's absence.

OLD BUSINESS

PB Case #PL2015-00021

Map 39 Lot 1-51-1

SESTON, Carolyn - Sherburne Road & Mammoth Road - Proposed 10-Lot Conservation Subdivision. Special Permit for Yield Plan was approved May 2, 2016 (*Note: Applicant will not be heard at this meeting. Awaiting full application for Conservation Subdivision, fees & abutter notifications*)

Mr. McNamara informed that the applicant needed to submit a full application to the Board; no further action will be taken until it is received.

NEW BUSINESS

PB Case #PL2016-00001

Map 22 Lot 7-36

DEXTER, Karen and PHILBRICK, Melanie – Proposed Site Review to operate an auto repair business in an existing garage.

Mr. Dadak read the list of abutters aloud. There were no persons present who asserted standing in the case, who did not have their name read, or who had difficulty with notification.

Ms. Melanie Philbrick and Jill Diaz came forward to discuss the proposal. Ms. Philbrick told the Board they recently inherited the property at 18 Atwood Road. The parcel has an existing garage and they have a person interested in renting it for an automotive repair business.

Mr. McNamara asked for more information regarding the prospective automotive business. Ms. Philbrick replied it was an existing business located in Dracut, MA. Mr. Steve DeLacruz (prospective renter) came forward to answer questions. He told the Board he ran an automotive repair business in Dracut for the last seven years. He does all the automotive repair himself; his wife runs the office. There will be no other employees. He explained that by moving his location to Pelham would allow him to expand. Mr. McNamara questioned what was currently located on the site. Mr. Delacruz replied it had an existing full garage with heating system and bathroom.

Mr. Gowan told the Board that the parcel was not too far from Fletcher Drive. Ms. Philbrick displayed an aerial photograph of the site. Mr. Gowan stated that there had been a number of different uses on the site and

at time multiple uses. Ms. Philbrick noted the most recent business to occupy the garage was a repair business for carpet cleaning machines. Mr. Gowan pointed out that the new owners had done a lot of clean up on the parcel. In the past the Board didn't have a lot of oversight of the lot. He noted there was approximately 4 acres of land; therefore the uses had separation. He wasn't aware of any wetlands or particular sensitivity to the proposed businesses.

Mr. McNamara read aloud the business description as contained on the building application for Certificate of Occupancy. It noted there would be two employees (Mr. DeLacruz and his wife). Requested hours of operation were Monday thru Saturday 10am to 8pm. Outside the building there would be between 5-10 vehicles either waiting for repair or waiting to be picked up.

Mr. Gowan questioned if there was any intention to engage in car sales from the property. Mr. Philbrick answered no.

Mr. McNamara questioned what type of repair services would be offered. Mr. DeLacruz replied they did engine and transmission work; no body work. Mr. McNamara asked if any licenses were needed with regard to handling fluids, such as oil or hazardous materials. Mr. DeLacruz replied he had an account with Clean Harbor who arranges pick up for the oil and antifreeze.

Mr. Montbleau wanted to know how fluids were stored on site. Mr. DeLacruz replied he didn't keep a lot of fluids on site because they are bought by the quart or by the gallon. The fluids are stored in metal lockers. Used fluids are stored in a 55gallon covered drum which is picked up by Clean Harbor. Mr. Montbleau questioned if any gasoline or flammable liquid would be on site. Mr. DeLacruz replied he didn't store gasoline. For cleaning he used Simple Green and possibly a small amount of acetone. Mr. Montbleau asked Mr. Gowan if the Fire Department was involved. Mr. Gowan replied for something of this nature the Fire Department didn't have to be involved, but he would contact the Fire Chief if the Board desired. Mr. Montbleau inquired if welding equipment would be used. Mr. DeLacruz answered yes; he used a hand-held torch.

Mr. Culbert questioned the business hours. Mr. DeLacruz replied his current hours were 10am-8pm, Monday thru Saturday. Mr. Culbert suggested decreasing Saturday hours so as to not disturb neighbors. Ms. Philbrick pointed out there was quite a buffer of land between the existing building and the neighbors. She referenced the aerial map to point out the location of the garage the distance to abutting businesses, such as Yarde Metals and Pelham Lumber. She showed the distance to the nearest residential abutter.

Mr. McDevitt asked if junk or unregistered vehicles would be stored on the property. Mr. DeLacruz replied the vehicles on the property would be customer vehicles. Mr. Gowan asked if he would conduct inspections. Mr. DeLacruz indicated he would like to explore the possibility.

Mr. Gowan asked for clarification of the business hours. Mr. DeLacruz replied his request was for Monday thru Saturday from 10am-8pm. There will be two employees (himself and his wife).

Mr. McNamara opened discussion to public input. No one came forward.

Mr. Culbert noted for the record that he didn't object to the proposed hours.

Mr. McNamara felt there would be some value in having the Fire Department review the site. Mr. Gowan noted any time a new tenant enters a building, inspections are done as part of the permitting for the Certificate of Occupancy. Mr. McNamara asked for the length of the lease. Mr. DeLacruz replied it would be for two years. Ms. Philbrick added the lease could be rolled over.

MOTION: (Montbleau/McDevitt) To approve the Site Plan review.

VOTE: (7-0-0) The motion carried.

ADMINISTRATIVE

Map 32 Lot 1-146, 148 & 149

GARGASZ, John - Skyview Estates – Discussion of Waiver for the new High School Impact Fee.

Mr. Gowan reminded the Board that they had agreed (based on discussion and agreement with Keach Nordstrom- Board's engineering review firm) to a threshold that met the active and substantial development standard. That being once a project road is subgrade ready for gravel. There have been three developers previously in before the Board that requested and were granted waivers to the new High School Impact Fee. He noted that the Skyview Estates project was approximately a full year ahead of the others; the road is fully in place and a number of homes have been completed. Mr. Gowan noted if the Board was inclined to waive the fee, it would be retroactive. The Board had no comments.

MOTION: (Montbleau/Culbert) To waive the High School Impact Fee for Skyview Estates.

VOTE: (7-0-0) The motion carried.

Approval of Master Plan Committee Members

Mr. McNamara asked that the Board take a motion to vote to approve the members of the Master Plan Committee as follows: *Peter McNamara, William McDevitt, Jennifer Cote, Irja Finn, Jeff Gowan, Robert Lamoureux and Kayla Law. (Also included is Robert Molloy – added during the Planning Board meeting of June 20, 2016)*

MOTION: (Culbert/Dadak) To approve the Master Plan Sub-Committee members as listed.

VOTE: (7-0-0) The motion carried.

MINUTES REVIEW

May 16, 2016

MOTION: (Montbleau/Dadak) To approve the meeting minutes of May 16, 2016 as written.

VOTE: (7-0-0) The motion carried.

ADJOURNMENT

MOTION: (Montbleau/Culbert) To adjourn the meeting.

VOTE: (7-0-0) The motion carried.

The meeting was adjourned at approximately 7:30pm.

Respectfully submitted,
Charity A. Landry
Recording Secretary