6:30 PM Call to order.

Review the May 14, 2019 Minutes

PB19-05 Subdivision, Site Plan Review – proposal from Midland General Contractors Inc. to Subdivide the existing lot into two, and to construct and operate a non-emergency walk-in urgent care Clinic at 75 Laconia Road (R23/08) in the Regional Commercial District

PB19-06 Site Plan Review, Conditional Use Permit (Wetlands)– proposal from Michael D Dion and Bianca T Dion to construct and operate a Car Wash at 596 West Main Street (R26/20) in the General Commercial District

Other Business:
- Correspondence
- Other business

Call to Order: 6:30 p.m. by Chair Harvey

Members Present: Juliet Harvey (Chair), Eric Pyra, Jane Alden, Christine Dembitzky, Judy Tilton and Joe Jesseman

Others Present: Dari Sassan, Town Planner

Review May 14, 2019 Minutes: After the Board reviewed the minutes, Jane Alden made a motion, seconded by Eric Pyra to accept the minutes. There was discussion of a section under Other Business as having an incorrect date. Motions rescinded. Jane Alden then moved, seconded by Eric Pyra to accept the minutes of May 14th down to Tilton abstained, under Other Business. All in favor. Motion carried.

The Board reviewed the application from Midland General Contractors, Inc. Jane Alden moved, seconded by Juliet Harvey to accept the Application as submitted.

Planning Board Case 19-05
PB19-05 Subdivision, Site Plan Review – proposal from Midland General Contractors Inc. to Subdivide the existing lot into two, and to construct and operate a non-emergency walk-in urgent care Clinic at 75 Laconia Road (R23/08) in the Regional Commercial District.

Mr. Johnson discussed his proposed design of the emergency walk in care clinic. Adam Mason from Clear Choice MD discussed the aspect of their business which helps reduce traffic in the local ER's. Mr. Johnson explained the specifics of the plan. The Board reviewed the site plan, discussing directional signs, ingress and egress, ADA parking and the number of staff which will be available. It was explained this is not an Emergency Room/Urgent Care facility; there is no MRI, no Ct Scan. There is an EKG, DEFIB and they can do basic X-Rays.

Discussion of the Board requiring additional information, e.g., ambulance entrance, snow storage, and dumpster locations. There was a concern of the driveway and traffic pattern near the end of the parking lot toward BJ's.

Town Planner Sassan mentioned the traffic pattern is the biggest concern for this proposal. He noted the application doesn't answer that concern and the Board may need more information from the applicant, e.g., possibly a traffic study. Mr. Sassan added the parking ordinance had been changed which addresses the entire complex/parking numbers for entire complex. Mr. Sassan gave a summary from an email received from Alan Hanscom, District # 3 Engineer, enumerating some items referencing DOT's concerns of the east end of the parking lot near VIP BJ's and Green Ginger.

Discussion of obtaining the original site plan of the complex (Shaw's Plaza) to determine the flow of the area of concern.

Mr. Sassan suggested seeking the opinion of 3rd party engineer for traffic analysis. Mr. Johnson suggested placing signage - do not enter, do not exit.

Chairman Harvey opened the meeting to the public:
Scott Davis talked about Shaw's Plaza being built in 1998 with trucks coming in through the lights at BJ's. He asked about the water line direction, it was confirmed it would come from behind the building.

Return to Board session:
Selectman Jesseman commented the entrance would be at the lights at Route 3 at Applebees. Eric Pyra noted no traffic study had been required for a previous applicant.
There was discussion of the absence of lot lines on the site plan. Mr. Sassan noted the traffic concerns seemed not to have been addressed. He suggested a third party review is standard with the Board's procedures. Mr. Sassan noted what's needed would be initial boundary lines, parking calculations for entire complex and that the third party reviewer would supply comments.

Chair Harvey noted the need for parking calculations for the complex; site plan with lot lines, determine ownership of access road, and follow DOT recommendations for that road. Christine Dembitzky moved, seconded by Judy Tilton to have this matter continued until the next meeting of June 11, 2019 in order to obtain a Third Party Review. All in favor. Motion carried.

**Planning Board Case 19-06:**

*Site Plan Review, Conditional Use Permit (Wetlands) – proposal from Michael D. Dion and Bianca T. Dion to construct and operate a Car Wash at 596 West Main Street (R26/20) in the General Commercial District.*

After the Board reviewed the application, Eric Pyra moved, seconded by Christine Dembitzky to accept the completed application. All in favor. Motion carried.

Chairman Harvey referenced RSA 36:54-36;58 requirements to determine if project is a regional impact....."development of regional impact" means any proposal before a local land use board which in the determination of such local land use board could reasonably be expected to impact on a neighboring municipality, because of factors such as, but not limited to, the following:

I. Relative size or number of dwelling units as compared with existing stock.

II. Proximity to the borders of a neighboring community.

III. Transportation networks.

IV. Anticipated emissions such as light, noise, smoke, odors, or particles.

V. Proximity to aquifers or surface waters which transcend municipal boundaries.

VI. Shared facilities such as schools and solid waste disposal facilities.

Chairman Harvey noted the Section V: *proximity to aquifers or surface waters*, because it is adjacent to an aquifer, notice should be given to the region. Discussion of regional impact: Chairman Harvey noted the project is within the groundwater protection overlay district and the applicants are asking for a groundwater permit. Dari Sassan interjected with clarification of the regional impact noting the applicant has plans for the water usage. There was further discussion of storm water runoff and the groundwater protection overlay area. Judy Tilton moved, seconded by Christine Dembitzky to send out for a regional impact and notify the City of Franklin. Motion failed 3 to 3, Jesseman, Alden and Pyra opposed.

Applicant addressed the Board presenting the conceptual plans for the car wash which includes an office, storage area and restroom. Chairman Harvey noted the applicant has no prohibited uses; therefore, the conditional use could be granted once the performance standards are met for the groundwater protection overlay district.

The Chairman opened the meeting for public comment.

Kevin Marcotte of 600 and 604 West Main Street is concerned about the noise from the dryers and vacuums affecting his property. He asked if there would a sound barrier installed. Doug Smart from the audience asked about the direction of the entrance and exit. The applicant replied they would be parallel to the road. More discussion of noise concerns.

*8:15 p.m. public comment portion closed.*

Planning Board member Dembitzky asked about employee parking. It was confirmed one space for the one employee. There was explanation of stormwater management, chemicals, overflow water and recycling/filtering of water.

Planning Board member, Pyra voiced a concern of the noise and if it became an issue, how would it be addressed. Planning Board member, Jesseman asked about the electronic message board. Dari replied the sign was permitted; however, a condition could be set restricting frequency of changes of message, e.g.

Planning Board member Pyra moved, seconded by member Alden, to approve the Conditional Use Permit Application for PB Case 19-06. Discussion: none. Motion carried 5 to 1. Judy Tilton opposed.

Chairman Harvey wanted a condition that the sign is either dimmed or off after 9:00 p.m.. Discussion. Member Pyra moved, seconded by Member Alden to approve the PB 19-06 with the following condition that the illuminated digital sign board is dimmed during night time hours and follow the Tilton sign ordinance. Member Jesseman suggested reviewing the noise levels. Mr. Pyra added to his motion to review the noise level after six months of operation. Dari asked about the 75 decibel level suggesting a condition be placed that a compliance hearing may be held six months after the business opening to evaluate that the noise levels are not greater than represented from this meeting. Mr. Pyra revised his motion to state the same. Discussion: a question was asked how to determine noise from traffic flow. Question called. 5 to 1, Motion carried.

Member Dembitzky moved, seconded by Member Jesseman to adjourn. All in favor. Motion carried.