In attendance at New Boston Town Hall: Peter Hogan (Chair) [7:05pm], Ed Carroll, Amy Sanders, Ashley McQuade, Zane Merva (alternate), and Scott Chouinard (alternate).

Staff present: Shannon Silver, Community Development Director

Amy Sanders called the meeting to order at 6:30 pm at Town Hall, with a Pledge of Allegiance.

**326 CHESTNUT HILL ROAD, LLC. (OWNER)**

**SANDFORD SURVEYING & ENGINEERING, LLC, (AGENT)**

Submission of Application/Public Hearing/NRSPR/Major

Location: 326 Chestnut Hill Rd

Tax Map/Lot # 15/32-5

Small Scale Planned Commercial District “COM”

Earl Sandford, Sandford Surveying & Engineering, explained that the project was previously before the Board to make sure the business could be moved into this location. The operation is mostly R&D, and another building is needed for actual production. The proposal is to regrade the area to facilitate construction of a new building, 100’x200’ with a 30’x100’ bump out. A tree buffer will remain between the building and the road. As a significant amount of impervious surface is proposed to be created, a cistern will be installed, and an existing pond will be modified to a pocket pond to meet Alteration of Terrain standards. There is 1,000 linear feet of a perimeter stone trench along the cut slope and building.

Amy Sanders asked what sized vehicles are expected to use this facility. Earl Sandford stated that a tractor trailer comes into the site once a month, but the rest of the vehicles would be box trucks. There is room to circulate around the site, but the intention is for most trucks to go straight in and out. Amy Sanders asked that circulation be shown on the plan.

Amy Sanders asked to see the dimensions of the proposed parking spaces and drive aisles. She asked what will go between the front of the building and the pavement. Earl Sandford stated that there will be a 2’ crushed stone perimeter. Amy Sanders noted that it would be nice to have some landscaping against the building.

In response to a question from Amy Sanders, Earl Sandford stated that there will be roof pipes to direct runoff into the drain.

Amy Sanders asked how the projected number of parking spaces was determined. Earl Sandford explained that the proposal is for 15 employees per building for the startup, with 20 additional projected for each building into the future. 148 spaces could be allowable on the site, per the calculations, but 58 are being requested at this time.

Amy Sanders noted that the hours of operation are listed as 7am-5pm but also noted as unrestricted. Earl Sandford noted that there are no nearby abutters to be offended by the hours, and so the applicant is requesting this be unrestricted. Ed Carroll stated that there should be published hours, even if work is being completed overnight or at odd hours.

Amy Sanders asked if the applicant has contacted DOT regarding the existing driveway permit. Earl Sandford noted that the existing curb cut will not be touched. The original approval was for 60 people to access the site, but the request is only for 50. Trip generation models have not been run. The request is to take an approved use and reduce its amount of impact overall. The plan is to be able to get product going as soon as possible, with potential flexibility to be open 7 days per week.

Amy Sanders noted that there were additional waivers requested. She asked that the plans be reviewed by the Town Engineer. She asked when the nearby wetlands were delineated and by whom. Earl Sandford stated that he delineated them approximately two years ago. Amy Sanders asked if there are any other wetlands on the property. Earl Sandford stated that there are not.

Ed Carroll expressed concern regarding how the Fire Department could access the site in an emergency. Earl Sandford stated that the intention is to place a cistern inside the building, which has been an acceptable practice in other towns. The well and septic system will handle both buildings.

Shannon Silver stated that the Space Station Base asked that their airway easement be included on the plan. Earl Sandford agreed.

In response to a question from Amy Sanders, Earl Sandford stated that the disturbed area of the site is approximately 92,000 s.f. The goal is to keep it under 100,000 s.f.

Josh Merva, abutter, expressed concern regarding drainage from this site running onto his property. There is wetland area on his site mostly due to existing drainage and this could add more water flowing in that direction. That leads to less usable land on his property. The leach field on the property in question can be smelled from his property and there are trees growing out of it. Some of the mound for this is on his property and there is some effluent flowing onto his property. He questioned if this is functioning properly and if it can handle additional loads. Earl Sandford agreed that these are valid concerns and will be further examined. If the system needs to be replaced, it would be done in kind.

*Peter Hogan entered the meeting.*

The Board discussed having a site walk. Peter Hogan stated that he would like the general area of the septic system marked. The Board agreed to a site walk on Saturday the 27th at 9am.

Josh Merva noted that any changes to the fire pond will impact an easement that he owns.

**Amy Sanders moved to adjourn to March 26, 2024. Seconded by Ashley McQuade.**

**Voting: 4-0-0** **motion carried unanimously.**

**CARLSON, KRISTEN V. (OWNER)**

**FIELDSTONE LAND CONSULANTS PLLC, (AGENT)**

Submission of Application/Public Hearing/Subdivision/Minor/2 Lots

Location: 98 Lull Road

Tax Map/Lot # 2/77

Residential Agricultural “RA” District

Dan Barowski, Fieldstone Land Consultants, explained that the lot currently is an 8.91-acre single-family residential lot with 267.25’ of frontage along Lull Road in the Residential And Agricultural Zone. Minimum requirements are two acres of land with 200’ of frontage which can contain a 200’ by 200’ building envelope. This subdivision proposes the creation of Lot 277-1, a 6.147 acre back lot with 67.25’ of frontage. The remainder lot, Lot 277, is 2.767 acres with 200’ frontage. Both lots meet all the current zoning requirements, and they both have an ample suitable land.

Amy Sanders asked about the grade of the driveway. Dan Barowski stated that this is a mostly flat area. The Road Agent has not mentioned issue with the proposed driveway location. The property has been reviewed for wetlands and none were found.

Shannon Silver explained that the applicant’s intent is sprinklers. The Fire Inspector submitted the fire requirements today and the applicant should confirm these with the Fire Department.

Dan Barowski stated that there are three waivers requested from the traffic, environmental, and fiscal analyses.

**Amy Sanders moved to accept the waivers for traffic, fiscal, and environmental. Seconded by Ed Carroll.**

**Voting: 4-0-0** **motion carried unanimously.**

**Amy Sanders moved to accept the application as complete. Seconded by Ed Carroll.**

**Voting: 4-0-0** **motion carried unanimously.**

The Board discussed a site walk and determined one was not needed.

William Rollins, 11 West Lull Place, stated that the backside of his property comes to a gully with the property in question. He asked about how drainage from the property in question may impact his property. Additional tree removal could increase runoff onto his property. Dan Barowski stated that there should not be a large impact, as this is only a proposal for single-family residences. Drainage will be kept on site and there is no work proposed in the area near the gully. The largest impact to the property will likely be the driveway, which is on the opposite side.

William Rollins noted that there are deer paths in this area, and this could restrict their travels. Peter Hogan stated that deer will find a way through the area. This will likely the same issue before Mr. Rollins’ house was built.

Kristen Carlson, owner, stated that she sees wildlife around this area and has a high respect for the neighborhood. The construction is being proposed in a way to be most respectful to the area.

Mary Lou Rollins asked if there will be any impact to a nearby aquifer. She asked to be able to walk the land with someone regarding the steep slopes. She asked what type of tree line will be left to buffer the property. She also asked about potential blasting on the site. Dan Barowski stated that a prospective homebuyer would decide the location and size of the new home. There are steep slopes on the lot and would likely not be built on. He noted that there will likely not be any blasting on the site.

Daniel Brian, 104 Lull Road, asked why existing stonewalls were omitted from the plans. Dan Barowski noted that these do not appear along the boundary lines for the site.

There was discussion regarding the proximity of three driveways in this general area of the road. Peter Hogan stated that he does not believe the number of driveways within the 150’ length of the road is a concern.

**Amy Sanders moved to accept the application as complete. Seconded by Ed Carroll.**

**Voting: 4-0-0** **motion carried unanimously.**

**Amy Sanders moved to approve the application, with the conditions precedent as stated in items 1-8, conditions subsequent, with active and substantial development to be completed by January 23, 2025. Seconded by Ed Carroll.**

**Voting: 4-0-0** **motion carried unanimously.**

**Miscellaneous business that may come before the Board and/or Planning Board discussions.**

1) Approval of the January 9, 2024, meeting minutes, with or without changes. (distributed by email)

**Ed Carroll moved to approve the meeting minutes of January 9, 2024, as presented. Seconded by Amy Sanders.**

**Voting: 4-0-0** **motion carried unanimously.**

2) E-mail dated January 23, 2024, from Fire Chief of Operations New Boston Fire Department re: sprinkler requirement for 282 Francestown Road for the Board’s review and discussion

The Board discussed that sprinkler are required for this property. A cistern could also be installed if the owner so chooses.

**Amy Sanders moved to adjourn the meeting at 8:01pm. Seconded by Ashley McQuade.**

**Voting: 4-0-0** **motion carried unanimously.**

Respectfully submitted, **Minutes approved:**

Kristan Patenaude February 27, 2024