

**MEETING MINUTES - APPROVED  
TOWN OF WARNER PLANNING BOARD**

**May 6, 2019**

**7:00 PM**

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

- 1. OPEN MEETING**
- 2. ROLL CALL**

Andy Bodnarik	Peter Anderson	Clyde Carson
Ben Frost (Chair)	Don Hall (Vice Chair)	Romeo Dubreuil (Alternate)
James Gaffney (arrived at 7:09pm)		Ben Inman

Romeo Dubreuil voting until James Gaffney's arrival.

- 3. APPROVAL OF MINUTES**  
April 1, 2019

Motion to approve minutes, as amended, by Clyde Carson. Second by Don Hall.  
Approved, 7-0

- 4. ELECTION**  
Ben Frost willing to serve as Chair  
Don Hall willing to serve as vice-chair

Nomination made by **Andy Bodnarik** for **Ben Frost as Chair**, and **Don Hall as Vice Chair**.  
**Approved 7-0**

- 5. OLD BUSINESS**

**CONDITIONS OF APPROVAL - SITE PLAN REVIEW**

<b>Applicant:</b>	MadgeTech, Inc.
<b>Property Owners:</b>	Warner Road Holdings, LLC
<b>Agent:</b>	Erin Lambert, PE, Wilcox & Barton, Inc.
<b>Street address of property:</b>	6 Warner Road, Warner, NH
<b>Map 3 Lot 34</b>	<b>Zoning District C-1</b>

**Description:** Site Plan Review for proposed construction of 5,883 sf addition to the existing MadgeTech, Inc. building. The proposed site plan will include construction of new parking spaces, storm water controls, sidewalks and patio.

**Conditions of approval.** Fire Chief, Ed Raymond, requests the following:

- 1) Fire Suppression System Design, with sprinklers
- 2) Layout of the exits.

MadgeTech has 60 days (which can be increased) to complete the conditions.

## 6. NEW BUSINESS

### I. PUBLIC HEARING - SITE PLAN REVIEW

**Applicant:** David Bowers, Olde Window Restorers  
**Address:** 27 East Main Street  
**Property Owner:** Town of Warner  
**Agent Name:** David Bowers  
**Map 30 Lot 2**            **Zoning District B-1**  
**Proposed Use:** Repair and restore antique and historic wood windows for a variety of residential and commercial customers.

David Bowers: We restore windows from 1940 and earlier. We have between 1 and 5 employees during the day. Periodic box truck deliveries are from FedEx or UPS which occur once or twice a week for ten minutes. Old Windows Restorers removes, restores, and installs windows and does not manufacture glass. The company uses old glass windows from different places that are restored and installed in old houses.

Old Windows Restorers also has workshops that will take place 3-4 times per year, June through October, on a Saturday from 9-4pm. Old Windows Restorers is aware of town events (e.g., the WFFF) and they will schedule workshops so there are no conflicts.

Romeo Dubreuil asked that Mr. Bowers walk us through the removal of lead process, and explain where the lead goes, and asked if there is a furnace associated with the steam, if there are state regulations and inspections, how the lead is disposed, how is ambient dust handled, and from which states do the windows originate? Are these windows code compliant? Do they meet the 2015 residential energy code that the state is about to adopt?

**David Bowers:** We use steam on the windows. We have a steam cabinet, and it is just the sash. The heat and the moisture will soften the putty, and change the characteristics of the paint, making it easier to remove. It goes onto a downdraft table. We get the putty out and remove the glass, and remove the paint/putty to a point. We do not do a lot of scraping. The window is set aside to dry for 24 hrs. The putty drops through to a downdraft table, into a collection bin, and into an industrial container. When it gets to 30-40 pounds, it is closed and sealed and removed; it is taken to the proper location. It all dissipates very quickly. There is a self-contained steam generator connected to the cabinet; it fills the cabinet and does its work, and then shuts down. We have circulating vents.

The state possibly will do inspections. We are working with DES to be sure we are up-to-date with the latest requirements. We are small, generating 30-40 pounds per month. It is a self-certifying program, once it gets established. We are under 200 pounds. A licensed hauler picks up the hazardous waste and takes it to a hazardous waste center. The haulers are from Massachusetts, as there are no haulers in NH. The windows come from NY, Massachusetts and Maine, and the majority are from NH. Olde Windows Restorers does not travel out of state to get windows.

We have a downdraft table that is for putty and some paint. The fine particles (ambient dust) are collected by the HEPA unit, which is changed weekly. What comes out of that is clean air. Historic windows, unless they are new windows, are exempted from residential code requirements. If they are original, we remove and refurbish them, then put them back in; there is no specification that they need to meet. We are lead-safe certified. It is an EPA national certification. You adhere to a certain set of guidelines, when you work on a property at a home, that is lead-safe.

**Alden Withem:** I help manage the shop. With regards to the steam generators, it is the same unit you would find for cleaning clothing, furniture, or wall paper removal. It is not a large furnace apparatus. It cannot carry particles away. It is just to loosen up the putty.

Paint removal: a large portion of the flat areas of the window sash, are removed with a carbide scraper, into a HEPA vacuum, (the same kind required for people's houses) and goes directly from our scraper to the vacuum.

**David Bowers:** We work on just the sash. On a lot of cases, we weatherize them, and put on storms. They are as about as energy efficient as a new window, as opposed to replacing with something vinyl that will end up in a landfill, and is unrepairable.

**Andy Bodnarik** noted that they are not using chemical strippers, but are using paint thinner, turpentine, linseed oil and denatured alcohol. He asked if that is part of the clean-up process? And how are the fumes handled? And Andy noted that the building is in the B-1 district.

**David Bowers:** We use oil-based paint. Paint thinner is for cleaning brushes. We just finished a project of 50 windows with shellac that requires denatured alcohol. Venting: We do not vent to the outside.

**Don Hall:** At town meeting, the Fire Chief gave a dissertation about why they were vacating the building. Where this is a lease with an option to buy, my question comes back to the Select Board. Who is going to make the restoration to the building? Is the Town responsible? Or is this gentleman responsible? Who is going to fix the building, or is The Town going to make changes to bring it back up to code? There is a mold issue that was brought up to the taxpayers.

**David Bowers** is not aware of any of these issues. We have not had an inspection of the building. Do we have more details on the mold?

**Andy Bodnarik:** There were ADA compliance issues for use of parts of the building. There were concerns about sprinkler systems if you were installing new walls. Who will pay for those changes?

**Clyde Carson:** The lease is under negotiation between the Select Board and Olde Windows Restoration, but one way or another, they have to be addressed. I don't know if we have a final determination of all those items.

**Andy Bodnarik** asked about a generator which is no longer there. It has been moved to the new firehouse.

**Ben Frost:** I am not sure it is germane to the planning board's consideration. We don't generally deal with the quality of a structure, unless there is a safety issue that involves the public. It is not like a pharmacy. Given the nature of the site, most of the requirements we would have for a site plan do not apply. I would entertain a motion to accept the application for consideration. Since James is back, Romeo is free to participate but not vote until one of us leaves.

**James Gaffney: Motion to accept application for consideration.**

**Ben Inman:** Second

Discussion:

**Andy Bodnarik:** I don't know what we need to have from the checklist. I noticed on abutters, there is a misspelling of a last name, and is DRM Properties on the list for delivery?

**Ben Frost:** All green cards have been returned, including DRM Properties.

**Motion approved: 7-0**

**Open the public hearing starting with abutters.**

**Abutters Paul Violet, Jonathan Burnham, and David Hertzog** voiced their **support** of this business.

**Sara Johnson:** I am with the NH Department of Environment Services. (DES). With regards to environment rules, there were some comments about how he would handle hazardous waste. He is working with me to become a hazardous waste generator. There is a three-year program of self-certification. He is storing it correctly and is allowed to store up to 2000 pounds of hazardous waste, and I don't imagine he would use that much space. They have been very forthcoming with information. I am available to The Town to answer question about how things should be done.

**Ben Frost:** Charlie Albano, of the Economic Development Advisory Committee, sent a letter to Ben. "As you are well aware, the goal of Warner Economic Development Advisory Committee is to assist the Town with bringing in and supporting quality businesses that will add to the Town's economy. As I may not be able to attend tonight's meeting, I wanted you to know that the EDAC **supports** the Olde Window Restorers desire to locate in Warner at the old fire station. We think this would be a perfect fit to this location and provide not only some "tax relief" but would add to the diversity of main street."

**Ben Frost recessed the public hearing.**

**Clyde Carson read a statement on behalf of the Select Board:** The Select Board went to town meeting and asked for the Town's approval for a lease to purchase. The Town approved this. We believe that Olde Windows is a good fit and does not compete with other businesses. We believe that we would receive revenue more than we would get from selling the building. We also recognize that the fire station is on a small lot, so it is not marketable to businesses with a lot of traffic. You might fit a restaurant there, but there would be no place to park. We think it complements the other businesses on Main Street. Other businesses on Main Street have said that they support it. The Town fully supports, and requests that the planning board approve it. We expect to get this done by the beginning of June.

**James Gaffney:** Can we consider and/or approve an application before there is a lease?

**Ben Frost:** Yes, given that the Town has filed the application. The Town is on the application. It is common in acquisition situations to have a P&S on a property. There is something in the nature of a contract between the Town and Olde Windows Restorers.

**Clyde Carson:** We are a co-applicant. Diane has the original signature on her copy.

**Andy Bodnarik:** If we want to start with parking.

**Ben Frost:** There are five spaces on-site. I know there was a calculation of parking required, based on low volume retail. I remember seeing it there. The parking standards are in the site plan regulations, starting on page 20 – 23. And then there is parking lot, driveways.

**Andy Bodnarik:** In the zoning ordinance, x number of parking spaces per employee.

**Alden Witham:** The square footage it is around 4000

**Clyde Carson:** It is on town sewer.

**Ben Frost:** If it is 4000 sf, it is not really retail. It is a service. We have from the minutes of the United Church of Warner, a dedication of 2 spaces in the back parking lot, for use by Old Windows Restorers, which makes 7 seven spaces. Would you expect employees to use the church parking lot on a regular basis?

**David Bowers:** No. it would be an overflow only for workshops.

**Ben Frost:** How do people feel about the provision of parking spaces?

**Don Hall:** Mr. Burnham's property overlaps, and you have two vehicles parked there now. And who will maintain the property? The Town?

**Mr. Burnham:** I don't know as that will be between Olde Windows Restorers and the Town, and the lease agreement. We have a plan. In the case of the tenant, she has been parking over the line with her car. I will make a parking space on my lawn, which is roughly as far over as the stop sign. I would ask that it get access by the Town's pavement.

**Ben Frost:** Does that in any way interfere with the spaces on the diagrams submitted to us?

**Mr. Burnam:** No. It is the southeast corner of the property, on the street rather than the other end of the building. I have talked to the people from (Old) Windows Restorers, and they are fine with it. If the Town takes care of plowing as they always have, I will take care of plowing both spaces. And then we won't have gravel and snow stacked up along the adjacent property, which is what happens now.

**Ben Frost:** Are there any concerns about parking?

**None.**

**Ben Inman:** I see this as an industry craft and by that standard they have adequate parking for light volume industry. 1 space per 2000sf, and 2 spaces for the area of the building. And then one space for each employee, so it is seven total, and they have two at the church.

**Andy Bodnarik:** I would like to note that we did receive a letter about the snow and how it lined up.

**Ben Frost:** I think we need to rely on the neighbors, the Town, and the current applicant to figure this out.

**Romeo Dubreuil:** One more question about the process. When you are painting new windows after they are stripped, is there a smell associated with the draft? If I am walking down the street, will I smell it?

**David Bowers:** We use carbon impregnated filters. We are not venting it outside. It is a volatile organic, and we want to keep the odors to a minimum for ourselves. We will also have room air filters. We do not vent outside, and we do not spray anything. We are brush painters.

**Ben Frost:** On the document you submitted, you talk about the respirators, and the HEPA filtration system which is serviced weekly. How is that serviced?

**David Bowers:** We service the filters and they are disposed of as hazardous waste.

**Alden:** We have two pre-filters and the HEPA filters. The pre-filters are so tight that it does not pass through to the HEPA filter. We don't need to be replaced it very often. We determine when they need to be replaced by the amount of air going through. You can hear when it needs to be replaced, and by the color.

**Sara Johnson** nods in agreement.

**Andy Bodnarik:** Signage. What kind of sign is it going to be?

**Peter Anderson:** It is on the application. Peter points it out to Andy.

**Andy Bodnarik:** Lighting. What kind of lighting on the building?

**David Bowers:** There is no lighting on the building.

**Ben Frost:** If you do illuminate the sign, it should be down cast.

**David Bowers:** The only reason we have a sign is so that people can find us. 95 % of my business comes from my website, or other websites, and word of mouth. Rarely does anyone stumble in.

**Andy Bodnarik:** There was some discussion about interior walls, and what would happen if interior walls are constructed in terms of the sprinkler system.

**Ben Frost:** That is an issue for the fire department.

**David Bowers:** We have talked to the Chief, and have been in the building discussing that. There is a sprinkler company out of Sutton. We will have them in to look at our system. If there is a conflict, we will deal with that.

**Ben Frost:** I hear one condition: dealing with the sprinklers to the satisfaction of the Fire Department.

It will be up to the applicant and the co-applicant, to figure out who will do what, and who will pay for it. My only concern is that the Fire Department is OK with what is going on there.

**James Gaffney:**

**Motion to approve the application with the condition that the interior work be done to the satisfaction of the Fire Chief.**

**Second by Peter Anderson.**

**Clyde Carson:** We have had that discussion, any partitions to be added would be a condition of the Town once we have the lease. How do we get the approval and make sure we can move forward?

**Ben Frost:** We don't need to put a time limit on the condition. We just need the co-applicants to work with the Fire Chief, saying that he is happy with the solution, and it can be an email to Diane. It gives you the flexibility to do what you need to do.

**Approved: 6-0, with Clyde abstaining.**

**Ben Frost:** Romeo I could not appoint you to vote in Clyde's stead because only a selectman's alternate can vote in his stead.

**David Bowers:** If the board is inclined to approve the plan, we ask to get a signature on that tonight. We have to be out of our building by the end of the month.

**Ben Frost:** There is not a plan to sign. We could have a decision to you tomorrow. We thank you for choosing Warner.

## II. CONCEPTUAL CONSULTATION

**Applicant:** Wayne M. Beals  
**Address:** 99 Mason Hill Road

**Property Owner:** Wayne & Julie Beals  
**Agent Name:** Wayne M. Beals  
**Map 15 Lot 38-1**      **Zoning District R3**

**Proposed Use:** Split the lot into 2 lots. The lot with the existing house will sit on 2.59 acres. The house to be built will sit on 3.0 acres.

**Wayne Beals:** We were planning to subdivide, but then learned we may be able to put a second house on our lot instead, detached from the main house. We would share the same driveway. This is for my daughter.

**Romeo Dubreuil:** Is it an accessory dwelling unit (ADU)? That is allowed.

**Ben Frost:** Looking at our zoning definition for accessory apartment, the ADU mirrors the statutory definition which is within or attached to the principle dwelling unit. I recall seeing elsewhere in the zoning ordinance, a different provision that made me think that you might be able to do it.

**Romeo Dubreuil:** As long as the use is the secondary use of a primary dwelling. There are size limits. There is a minimum of 500 sf, but also a maximum of 1000 sf.

**Ben Frost:** Under the Town's building code there is a minimum of 500sf. The statute allows the municipality to establish a maximum but does not require it. There is not a maximum. I remember having a conversation about detached ADUs, then went back to the zoning ordinance, and we could already do it.

**James Gaffney:** I recall the discussion while there was a piece of state legislation that was pending. You seemed to be of the belief that it was going to pass. We were trying to be prudent about should we amend or should we not amend?

**Clyde Carson:** I believe that ADU legislation came before my committee, and I believe that the statute says that the Town can say if it can be detached, or if it has to be attached.

**Ben Frost:** This legislation did pass.

**Andy Bodnarik:** There are two definitions in our zoning ordinance document.

1. "Accessory building" means a detached building, the use of which is customarily incidental and subordinate to that of the principal building, and which is located on the same lot as that occupied by the principal building.
2. "Accessory Use: means a use incidental and subordinate to the principal use of a structure or lot or a use, nor the principal use, which is located on the same lot as the principal use.

**Clyde Carson:** Is there a reason you want to keep it as one lot, as opposed to subdivide?

**Wayne:** It is pretty costly to subdivide. I would put it in a place that I could subdivide in the future because it needs 250 ft of frontage.

**Ben Frost:** This is not the question I thought we would have tonight. I was looking at the conceptual for a subdivision. I did not go through the zoning ordinance to find the provision I had found several years ago.

**Romeo Dubreuil:** There is a maximum of 1000 sf from the Town.

**Ben Frost:** Please refer to Article XIV-B:

6. Accessory apartments may be located in a detached accessory building where allowed in TABLE 1 – USE REGULATIONS of this Zoning Ordinance only if the detached accessory building contains another use by the primary dwelling such as a garage with an apartment loft or section of a storage/barn building.

**Andy Bodnarik:** “only if the detached accessory building contains another use by the primary dwelling such as a garage.”

**Romeo Dubreuil:** But, I don’t think that speaks to the amount of square footage that needs to be.

**Ben Frost:** Between 300 and 1000 sf, so there is a conflict with the building code. It is a permitted use in the R3 only if the detached accessory building contains another use by the primary dwelling such as a garage with an apartment loft or section of a storage/barn building. Based on this language, it could not be just another dwelling unit. It would have to have some portion that is for use by the existing home.

**Wayne:** I would use the garage.

**Ben Frost:** Based on this, you could build another building that is accessory to the existing house, that building could contain an accessory dwelling unit, between 300-1000 square feet of gross floor area, with 1000 maximum.

**Wayne:** Does that include the basement or the garage?

**James Gaffney:** Just the dwelling or occupiable space, where people reside.

**Ben Frost:** the apartment itself could be between 300-1000 sf. The building could be larger. It would need to be larger in order to have a use that is used by the existing home.

**Romeo Dubreuil:** 30 x 30 is 900 sf. Most apartments with 1000 sf seem small, but keep in mind that it is an apartment.

**James Gaffney:** From a cost perspective, can your well handle the additional use? Whether your septic can handle the additional use, or if you need to put in another septic. It may or may not be beneficial to go the route of subdivision, and variance vs. an accessory apartment.

**Ben Frost:** It is a building permit question. You would have to demonstrate adequacy of water supply, and increased load on the septic. Do you have a septic design on file with the Town? Do you know how old your septic is?

**Wayne:** I do not know if we have a septic design on file.

**Ben Frost:** If there is no record, you would have to have the system evaluated.

**Andy Bodnarik:** You talked about the distance between the house that is there, the further away you get, the bigger the problem with septic. We are talking about cost.

**Wayne:** I don’t think I would use the same septic.

**Ben Frost:** There is no reason you could not do a separate septic and well. The Town cannot make you do a separate system. But it might be a good idea. We are not the permitting authority. That would be the Select Board and the building inspector.

**James Gaffney:** The variance cost is minor if you are going to put in septic and well.

**Ben Frost:** If you were going to subdivide, you would need to go before the zoning board for a variance. The legal threshold is high, but the cost is low. If you got the variance granted by the ZBA, then you would come back here for a subdivision. We cannot approve without a variance. I think James is right, if you look at the balance of cost you might want to go to the ZBA for a variance. It is tricky a legal question. You can go the accessory apartment route. If you are going to the ZBA, it is helpful to have an attorney.

**Wayne:** I would like to go the accessory dwelling. What is my next step?

**Ben Frost:** The next step is a building permit. And if you go that route, you will not go before this Board again. If you want to subdivide, you go to the ZBA first for a variance to the lot size, and then come back to the Planning Board.

Diane will send page 32 of the zoning ordinance to Wayne.

### III. CONCEPTUAL CONSULTATION

<b>Applicant:</b>	Robert A. Fleury
<b>Applicant Address:</b>	93 Bassett Mill Road, Hopkinton, NH 03229
<b>Property Owner:</b>	RDF Family Trust – Robert A. and Daphne Fleury TTF
<b>Property Address:</b>	Annis Loop Road, 20+ acres of raw land, Warner, NH 03278
<b>Agent Name:</b>	Robert A. Fleury
<b>Map 7      Lot 37</b>	<b>Zoning District R2/OC1</b>
<b>Proposed Use:</b>	To build a single-family dwelling on the property, taking acres out of current use.

**Robert Fleury** – Want to take land out of current use. There are 20 acres, four are buildable. There is a 500-foot parallel between the OC1 and R2, so we are well within that.

**Ben Frost:** This board does not have jurisdiction if you are only taking land out of current use, and building a home.

**Andy Bodnarik:** I had questions about the buildable area. It depends on which zone you will build on when it comes to buildable area. They will need to know about wetlands on the property.

**Robert Fleury:** We meet all the distance requirements (unable to hear the tape.). Do I have to take it out of current use to start the permitting?

**Ben Frost:** It comes out of current use, it is when you start altering the land. The building permit is good for 2 years.

**Clyde Carson:** If you go to the Selectman's office, you will see Mary Whelan.

### IV. CONCEPTUAL CONSULTATION

<b>Applicant:</b>	Trunnels, LLC
<b>Applicant Address:</b>	22 Danny Boy Lane, Warner, NH 03278
<b>Property Owner:</b>	ARD Kansas City St Realty LLC

**Owner Address:** 10139 Kansas City St., Port Charlotte, FL 33981  
**Property Address:** 29 Depot Street in Warner, Kearsarge Oil Building, Old Freight Building for the Concord Claremont Railroad.  
**Agent Name:** Vince Collins  
**Map 32 Lot 002-01**                      **Zoning District C-1**  
**Proposed Use:** Beverage Manufacturer of craft beer and other non-alcoholic beverages, and tasting room; 1 to 7 barrel system (1 barrel = 30 gallons) under a beverage manufacturer license from the State of New Hampshire, starting with a 1 barrel system.

**Presented by: Vince Collins and Daryl Parker.**

**Vince:** We have been brewing, and we have taken classes at UNH. We are also looking to brew non-alcoholic beverages. We have been taking classes on brewing. We have plenty of parking. If you drive in, the black tank in the back corner is the property line, and extends to the white tanks.

**Ben Frost:** Questions or concerns?

**James Gaffney:** Growlers?

**Clyde Carson:** Trunnels – where did you get the name?

**Vince:** Connecting with friends, we have a couple of covered bridges in Warner. All the large bridges are kept together with Trunnels. We want to provide another place for the community to get together.

**Ben Frost:** Regarding state licensing, what is required from the Board of Selectmen?

**Darryl:** We have to have a letter from the Town, prior to submitting the federal document. We have to have the lease in place, clearance, before federal approval, and then state approval. We also need label approval also.

**James Gaffney:** We don't provide a document, as part of the conceptual.

**Darryl:** We will come back for the site plan approval. Our big questions are do we need to go to the ZBA, is there anything glaring?

**Ben Frost:** It is a change of use, so a site plan review is appropriate. I am having a hard time thinking about why you would need to go to the ZBA. Depends on the number of parking spaces you would need, and if you are doing anything with the setbacks. It is an existing building that is non-conforming, but you are not expanding it in any way.

**Darryl:** The only exterior modification would be to have to put in a ramp for ADA compliance. We did talk to the NH Brewers Association, although it is not something that ADA looks at, there has been a lot more enforcement for brewers, but it will be part of what we look at. It is within the setbacks.

**Ben Frost:** You would have to look at the ramp and does it infringe on the side yard setbacks.

**Ben Inman:** It does.

**James Gaffney:** I assume that with some sort of a retail presence you will have to have an ADA thing, plus facilities for folks.

**Darryl:** In terms of the department of public health, we are under the seat count for 2 bathrooms. It does not include employees, by the requirement, or outside seating. We would have under 25 seats. When I was looking at the parking, I did it under manufacturing. 11 minimum spaces which is staff, plus SF of the tasting room

**James Gaffney:** This is light industrial.

**Darryl:** I was calculating on manufacturing.

**Ben Frost:** The primary business is for distribution, not on-site sale?

**Darryl:** Correct. There are strict regulations about beer that can be poured. You can get four ounce pour per label. We will distribute to The Local, and other places.

**Vincent:** It is about sampling beer, and then taking some home.

**Andy Bodnarik:** You will have grain mill and dry storage on-site, so you will talk to the Fire Department.

**Vincent:** You need to keep it in a separate location.

**Andy Bodnarik:** I am worried about dust control.

**Darryl:** That is covered, most places that have a grain room, we have it sighted in the plans.

**James Gaffney:** What do we put this under? Wholesale trade and distribution? Light industrial? Retail eating and drinking is permitted in C-1.

**Ben Frost:** But that is accessory.

**Darryl:** The bulk of the area is for the plant. And I based parking on light industrial. My calculation was 11 spaces, and there are many more than that. There will be a maximum of 5 employees.

**Ben Frost:** How many seats in the tasting room?

**Vince:** Under 25.

**Clyde Carson:** Time frame?

**Darryl:** I put 2021, but spring of 2020 is the actual time-frame.

**Vincent:** We are considering cold brewing coffee by the fall. We are not ordering any equipment until we have some green lights.

**Andy:** I had trouble figuring out where the road was located.

**Vincent:** will make that clear on the application.

**Ben Frost:** We look forward to your application.

**Darryl:** Is there anything specific we need for the application?

**Ben Frost:** Take the existing plot, figure out the parking, landscaping, signage, exterior lighting. This is an existing site, and I don't think we need an engineered site plan.

**Darryl:** Long term we want to take ownership. We don't want to take ownership with the tanks. They are exploring to removing them. They are all protected.

**Andy Bodnarik:** Look at the checklist.

**Darryl:** No Zoning Board?

**Ben Frost:** From what we see here, I don't see anything. I cannot say we won't find something when we get more detail.

**James Gaffney:** Are we all comfortable that the proposed used shoe horns into the light industrial, wholesale trade and distribution. I only ask so that we are clear.

**Ben Frost:** Light industrial, wholesale trade and distribution, with an accessory eating and drinking place, and/or retail.

**Darryl:** We don't want to take ownership with the tanks. Long term we are planning to own.

## 7. COMMUNICATION AND MISCELLANEOUS

### 1. CNHRPC – Traffic Study

These are the recommended count locations from **Tim Allen** and **Bill Chandler**.

**Andy Bodnarik:** My question is there is a primary and secondary list. What are the odds that some or all of the secondary list would be approved?

**Ben Frost:** It depends on the availability and how much DOT is asking them to do. It is under contract with DOT.

**James Gaffney:** There is a note in the margin. Does anyone know what the notes are? There is a note that says "Clyde".

**Clyde Carson:** That was trying to capture the results of School House Lane, and I think this is the result of that.

**Ben Frost:** Henniker Road would close the loop of south of School House lane.

**James Gaffney:** Do we know the timing?

**Ben Frost:** Over the summer.

**James Gaffney:** There are things that will impact this. There is bridge work. There is traffic coming across Henniker, across 103. We should be cognizant, if there is overlap in the count.

**Ben Frost:** We could ask if they do the counts after the work is done on the bridges.

**Andy Bodnarik:** There are three 103 locations on the list.

**Don Hall:** Most of the signs are directing them to Bradford.

**James Gaffney:** But it is not the signage, once people learn what is going on, there is avoidance of the route. They find alternate routes.

**Ben Frost:** There are three locations affected by the work.

**Clyde Carson:** We are also looking at replacing the bridge in Davisville. That may create a detour situation, where it crosses the river.

**Clyde Carson:** There may be a season that it is a detour.

**James Gaffney:** It is massive. And it is not just the traffic that goes up 127, it is the traffic that goes to Hopkinton. It has a huge volume of traffic.

**Andy Bodnarik:** It goes all the way to Penacook.

**Clyde Carson:** It may not be this round, it may be the next round, that we want to capture traffic in that area.

**Ben Inman:** If the DOT does projects, they collect information in advance. It will be on the plans when they come out.

**Ben Frost:** Is this list OK for this year, with a request that in communication with Central RPC that the three 103 locations be delayed until after the work is done on 102? Board consensus was that this was OK. It goes to the Select Board, and then to CNHRPC.

## **2. Abutter Definition**

**Ben Frost:** At town meeting, the Abutter definition was changed for the Zoning Ordinance. The question is do we want a single definition of “Abutter” (for Site Plan Review, Subdivision, Lot Line Adjustment). We have a legal obligation. I would like to suggest that the Planning Propose change the definition of “Abutter” in Site Plan Regulations, so that they are the same definition for ZBA and Planning Board documents. We would have to post this to hold a public hearing. These are regulations done by the Planning Board alone. We could hold a public hearing next month. Subdivision and Site Plan Regulation documents.

**General consensus is yes.** We will hold a public hearing in June, and then Planning Board will decide what to do.

## **3. Notices, agenda, meetings, website, calendar**

**There was a discussion about meeting and notices.**

Consensus is that we know that we will meet on the first Monday of every month. At the conclusion of every Planning Board meeting, we decide if we will have a workshop on the third Monday. So it stays on the calendar so that we have the space available, and we decide if it comes off. Do we need to have a workshop this month? No. We can cancel the meeting. The meeting for the 20th is canceled.

## **REPORTS**

### **I. Chair’s Report - Ben Frost**

Peter has done the CIP admirably in the past, I am thinking instead of having a subcommittee, have the PB do the CIP. We would have meetings in the summer, work sessions. This is an official Planning Board document that has to come from the Planning Board.

**Ben Frost** will map out a discussion for the June meeting.

## **II. Board of Selectmen - Clyde Carson**

Roundabout – If the Governor approves it, we will have a ceremony for the roundabout named for Barbara Annis. It is coming out of both chambers. It is unclear if the Governor will come to Warner or if it will be done in Warner.

Jim Bingham is going to retire. His departure is May 16. We will have a period of time without a Town Administrator. Last time we were in the middle of budget season, and we survived.

We are always interested in taxes and school funding, and the impact of funding school districts. Through the KRSB they will be hosting a forum on educational funding with Attorney John Tobin and Executive Councilor Andy Volinsky who were the primary people who brought the Clairmont suit some years ago. I encourage all to attend on June 19, 2019 at 7pm at the high school. The topic will be education funding 101. These are the issues that impact the funding across the state. The school board has elected to host a forum. There will be publicity that is sent to the Board.

## **III. Regional Planning Commission - Ben Inman**

April 11, I was unable to attend but did reach out for information. The DOT was the presenter, Assistant Commissioner Bill Cass, who presented about the transportation improvement plans. They talked about the 10-year plan, Manchester Street, Route 4 to Concord and Penacook, intersection in Boscawen at the Irving station. It will be a Concord/Canterbury problem. Also talking about a roundabout at exit 4, where it meets 202. That is low on the list, number 5 of 6. The idea would be to improve exit 4. If you go on the website and look at the TIP (Transportation Improvement Plan), it talks about each one, and existing projects going on, and the costs. It is good to see what is coming up in terms of funding and costs.

**Ben Frost:** As Central is developing projects to include in the 10-year plan, check back to see what we might be doing for Warner.

**Ben Inman:** CMAQ application is due the 1<sup>st</sup> of June.

## **IV. Economic Development Advisory Committee – James Gaffney**

James has not attended a meeting, but if he can, he will try.

Ben Frost will setup a meeting with Charlie Albano from EDAC.

## **I. PUBLIC COMMENT**

Ed Mical – It is more favorable to have things listed in the CIP, when it comes to hazardous mitigation.

Planning Board APPROVED meeting minutes of May 6, 2019

**ADJOURN 9:18pm.**

**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**