

LIMERICK PLANNING BOARD MINUTES – approved 6/17/20

February 5, 2020

Dottie opened the meeting with Laura, Wendy, Ed and Aaron all present and led with the pledge of allegiance.

PUBLIC HEARING:

Mary Vermette-Graham took the podium and gave an overview of her planned project which is to build a daycare center on 224 Sokokis Trail South (Route 5) for up to 40 children. The driveway will be located toward the cemetery located on the property.

Someone not announcing her name asked if that lot could maintain another building in the future.

Mike Gilpatrick code officer stated it is in the residential farm forest district and any other future building would have to be brought back to the planning board; she could build an accessory building like a storage building but another commercial building would have to come back to the planning board even if she chooses to expand or unless it is an allowable use in that district.

Ed mentioned that it is noted on the plan the possible expansion but she would have to get approval for the expansion to her conditional use permit from the board.

Scott Nutting came forward and asked the size of the building.

Mary stated 70 ft. x 34 ft.

The other concern Scott has is the site distance for the driveway on Route 5, cars drive pretty fast, has DOT approved the location.

Mary stated they are waiting for approval.

Scott said so the flags marking the driveway may move one way or the other that is my only concern other than that I think it a good idea.

Aaron just asked a question concerning the location of the former Vermette home.

Ed asked Mike if there were restrictions for the cemetery on the property.

Mike stated there is a 25 foot set back which includes any drainage, excavation, or other construction.

Dottie asked if anyone else has questions and hearing none she closed the public hearing at 7:11 PM.

Next is a subdivision revision for **Ray and Stephanie Bishop** to split lot 4-1 on Watson Hill Rd for deeding the two lots to their children.

Ray stated that the lot configuration may change because of the board and code officer's suggestion which will reduce the length of the proposed road access to the back parcel; he will send the board the final numbers.

Dottie asked if anyone had any other questions.

Ed stated that they had discussed using the driveway for their home located on Lot 4-2 as some form of access.

Ray said this was just suggested but there is no decision to do that.

Aaron said if he did that he wouldn't have the frontage that they wanted it may sound like a good idea but probably is not a good idea.

Ray stated as was discussed if his kids ever decided to sell he would not want new neighbors to use his driveway.

Hearing no one else Dottie closed the public hearing at 7:15 PM.

Dottie stated to Ray the only thing the board will need from him is the final sketch plan before the board can finalize the revision.

WALK-INS:

None

CORRESPONDENCE:

None

MINUTES:

Wendy motioned and Laura seconded the motion to accept the minutes of 11/20/19.

Vote 5-0 In Favor

Wendy motioned and Laura seconded the motion to accept the minutes of 12/4/19.

Vote 5-0 In Favor

Wendy motioned and Laura seconded the motion to accept the minutes of 12/18/19.

Vote 5-0 In Favor

NEW BUSINESS:

Dottie stated since CIA Salvage was not there the board will proceed with Mary's 16-conditions.

Mary Vermette - Graham Daycare Center Review:

Article VII – Conditional Uses

A. A conditional use permit is designed for those uses, which may be permitted as a service to the community or for the benefit of the town's general welfare. The standards of this provision are designed to ensure adequate control of the location, design and operation of conditional uses.

B. The Planning Board may approve an application for a Conditional Use Permit if the applicant demonstrates that the proposed use:

1. Will meet the definition and specific requirements set forth in this ordinance for the specific use; Aaron motioned and Ed seconded the motion that based on criteria 1 is met based upon Option A – with 8 or more children which requires state approval.

Vote 5-0 In Favor

2. Will not have a significant detrimental effect on the use and peaceful enjoyment of adjacent or nearby property as a result of noise, vibrations, fumes, odor, dust, light, glare or other cause; Applicant stated Little Farm Daycare Center does not anticipate a detrimental effect on the use and peaceful enjoyment of adjacent or nearby property as a result of noise, vibrations, fumes, odor, dust, light, glare. Aaron motioned and Wendy seconded the motion that based upon the information provided by the applicant this condition has been met.

Vote 5-0 In Favor

NOTE: Daycare hours per application 6:30 AM to 6:00 PM with occasional community events with parents once or twice a month.

3. Will not have a significant adverse effect on adjacent or nearby property values; Applicant states that Little Farm Daycare will add to values in the area. Aaron motioned and Wendy seconded the motion that based upon the information provided by the applicant this condition has been met.

Vote 5-0 In Favor

4. Will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion; Little Farm Daycare is working with DOT and is not located in a congested area. Aaron motioned and Laura seconded the motion that based upon a DOT entrance permit this condition will be met

Vote 5-0 In Favor

NOTE: Applicant stated she hopes to hear from DOT within a week.

5. Will not result in significant fire danger; Little Farm School is working alongside the State Fire Marshall to insure fire danger is minimalized. Aaron motioned and Ed seconded the motion that based upon the information provided by the applicant that they are working with the Fire Marshall and a letter from the Limerick Fire Dept. this condition will be met.

Vote 5-0 In Favor

6. Will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion; Little Farm School is working with architects and engineers in our planning phase to avoid any of these issues, see site plan; Aaron motioned and Ed seconded the motion that based upon the information provided by the applicant and in working with architects and engineers this condition will be met.

Vote 5-0 In Favor

7. Will not create a safety hazard because of inadequate access to the site, or to the buildings on the site, for emergency vehicles; Little Farm School is working with architects and engineers in our planning phase to avoid any of these issues see site plan; Aaron motioned and Wendy seconded the motion that based upon the information provided by the applicant I find there is no safety hazard for inadequate access to the site and the applicant agreed to this and have a drive through area for emergency vehicles

Vote 5-0 In Favor

NOTE: There was a lengthy discussion with the code officer regarding the parking spaces it was determined that only eight (8) spaces would be required because the children would just be dropped off and picked up not requiring parking spaces.

8. Has proposed exterior lighting that will not create hazards to motorists traveling on adjacent public streets, is adequate to the safety of occupants or users of the site and will not damage the value and diminish the usability of adjacent properties; Little Farm School is working with architects and engineers in our planning phase to address exterior lighting; Aaron motioned and Laura seconded the motion that based upon the information provided by the applicant this condition will be met.

Vote 5-0 In Favor

NOTE: Ed stated that when the lighting plan is completed around the parking area or on the building it will go to the code office for approval and a copy to us.

9. Makes provisions for buffers and on-site landscaping, which provides adequate protection to neighboring properties from detrimental features of the development; ; Little Farm School is working with architects and engineers in our planning phase to address landscaping, see site plan; Wendy motioned and Aaron seconded the motion that she is working with the architects and engineers to keep this condition in mind.

Vote 5-0 In Favor

NOTE: Aaron asked about fencing and the applicant stated she is working with the state to see what is required, if it is required we will comply. Ed asked if she has any plans to add more screening in addition to the trees that are there and she replied no they have no plans to add any.

10. Makes provisions for vehicular loading and unloading and parking for vehicular and pedestrian circulation on the site and onto adjacent public streets which neither create hazards to safety nor impose significant burdens on public facilities; Aaron motioned and Laura seconded the motion that based upon the information provided by the applicant this condition is met and there will be no on street parking which would not be safe.

Vote 5-0 In Favor

11. Makes adequate provision for disposal of wastewater or solid waste and for the prevention of ground or surface water contamination; Little Farm School is working with architects and engineers in our planning phase to this, see site plan; Aaron motioned and Laura seconded the motion that based upon the information provided by the applicant this condition is met and the solid waste system as designed.

Vote 5-0 In Favor

12. Makes adequate provision to control erosion or sedimentation; Little Farm School is working with architects and engineers to plan properly, see site plan; Aaron motioned and Laura seconded the motion that based upon the information provided by the applicant this condition is met.

Vote 5-0 In Favor

13. Makes adequate provision to handle storm water run-off and other drainage problems on the site; Little Farm School is working with architects and engineers to plan properly, see site plan; Aaron motioned and Laura seconded the motion that based upon the information provided by the applicant this condition is met.

Vote 5-0 In Favor

NOTE: The applicant plans to collect the water from the roof for using to water plants.

14. Provides for a water supply that will meet the demands of the proposed use; Little Farm School will drill a well and test the same to comply with all state regulations. Aaron motioned and Laura seconded the motion that based upon the information provided by the applicant and will test for a supply for a daycare, the well to comply with regulations this condition will be met.

Vote 5-0 In Favor

15. Makes adequate provisions for the transportation, storage and disposal of hazardous substances and materials as defined by State law; Little Farm School will work with state licensing to comply with this. Aaron motioned and Wendy seconded the motion that based upon the information provided by the applicant this condition will be met.

Vote 5-0 In Favor.

16. Will not have an adverse impact on significant scenic vistas or on significant wildlife habitat, which could be avoided by reasonable modification of the plan; Little Farm School has worked with the design team and will work with the land to the best of our ability and will leave the land as undisturbed as possible, very little earth work and clearing will be needed. Aaron motioned and Laura seconded the motion that based upon the information provided by the applicant this condition will be met.

Vote 5-0 In Favor

Aaron motioned and Wendy seconded the motion to grant this conditional use permit with all conditions being met.

Vote 5-0 In Favor

Special Conditions: None

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents, including the supplemental and revised plans, the oral representations submitted and affirmed by the applicant, and conditions of approval imposed by the Board. Any variation from the plans, proposals and supporting documents and representations, except a change determined by the Code Enforcement to be a minor change that does not affect approval standards or conditions of approval, is subject to the review and approval of the Planning Board prior to implementation.

ADJOURNMENT:

Aaron motioned and Wendy seconded the motion to adjourn the meeting.

Vote 5-0 In Favor

ANNOUNCEMENTS: Next meeting February 19, 2020

Respectfully Submitted:

Joanne L. Andrews - Secretary