



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## MERRIMACK PLANNING BOARD

### APPROVED MINUTES

**TUESDAY, AUGUST 6, 2019**

Planning Board members present: Robert Best, Alastair Millns, Ex-Officio Bill Boyd, Dan Ricker, Paul McLaughlin, and Alternate Nelson Disco

Planning Board members absent: Lynn Christensen and Neil Anketell

Staff present: Community Development Director Tim Thompson and Recording Secretary Zina Jordan

#### **1. Call to Order**

Robert Best called the meeting to order at 7:02 p.m. and designated Nelson Disco to sit for Lynn Christensen.

#### **2. Planning & Zoning Administrator's Report**

Tim Thompson announced that there are two finalists for the Assistant Planner position. He hopes to make an offer at the end of this week or early next week.

Chairman Best thanked Zina Jordan for her almost 16 years of service as recording Secretary. She will leave her position after the next Planning Board meeting,

- 5. Stephen Chase and Robin Cousineau (applicants/owners)** - Review for acceptance and consideration of final approval for a two lot subdivision. The parcel is located at 85 Woodward Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. Tax Map 7A, Lot 007. Case # PB2019-24.

This agenda item was discussed after agenda item #2.

Tim Thompson said that, on June 26, 2019, the Zoning Board of Adjustment (ZBA) granted variances to permit a two-lot subdivision with one lot having 86,505 s.f. of contiguous non-wetland and the second lot having 65,046 s.f. of contiguous non-wetland whereas 100,000 s.f. are required. On July 31, 2019, the ZBA denied a request for a rehearing of the granting of those variances.

Tim Thompson suggested that this item be continued to September 3, 2019, in order for the applicant to address Public Works Department (PWD) comments.

Paul Chisholm, Project Manager/Civil Engineer, Keach-Nordstrom Associates, Inc., said that Baboosic Brook runs through the parcel. The applicants/owners want to build a smaller house that would be set back from Woodward Road. The State agrees with the Shoreland Protection plan. The applicant will wait for Planning Board approval before filing a permit to remove trees. Test pits to verify soils were done. There would be no

impact to endangered or threatened species. Paul Chisholm can easily address PWD comments about right-of-way and drainage easements. He will have to do a new survey to prove to PWD that site distance is ideal in both directions. Tim Thompson said PWD was concerned about sight distance because the driveway was not shown on the original plan. (see Condition 6.c.)

Nelson Disco wanted to see the ZBA's logic in granting variances for a strangely configured lot. Tim Thompson will forward the minutes. The Planning Board cannot over-rule the ZBA. Nelson Disco noted that the frontage configuration cuts across the driveway of the existing house. Tim Thompson explained that a driveway easement has been proposed over the portion of the adjacent lot to provide proper access.

Paul Chisholm explained that he drew the lot lines to give the existing house more contiguous upland area and because of the wetland and buffers. The applicant's attorney advised him that this configuration would afford the best chance of compliance and approval. Chairman Best disagreed that the frontage met the spirit of the Ordinance. This makes a mockery of things. The applicant scooped land on the other side of the Brook in order to get more of a lot. It is logical to follow the wetland, but not to cross the Brook. Paul Chisholm did it in order to get 100,000 s.f. of contiguous non-wetland on the southerly lot, which has enough capacity for a 19-bedroom home and more than enough for a single-family home.

Tim Thompson explained that soils do not matter when figuring lot size in the R-1 District by Zoning Map.

Chairman Best said that this is not a traditional building lot. Paul Chisholm said that, at the State's requirement, there would be an easement for the well radius that extends over the property line. No septic system from the other property can be built in this well radius.

Bill Boyd opined that it is a crowded area for a well and septic system, but he saw such configurations elsewhere. Someone driving by would see only woods and Baboosic Brook. The plan blends with the topography.

Chairman Best worried that the applicant could return to the Zoning Board in the future asking for more variances, for example for a pool and shed, because there would be no land left over due to the lot's odd shape. Now is the time to avoid that. Tim Thompson cautioned that variances are specific to the size of contiguous upland area contained in the lots, and because of this, the lot sizes cannot change. Alastair Millns opined that there would not be enough room for a Fire Department truck to turn around because the lot is too small. Tim Thompson reminded the Planning Board that it has no jurisdiction over where a house is constructed on a single-family lot. Chairman Best agreed that, although it is an important issue, it is not in the Board's purview.

Staff recommends that the Board vote to accept the application, as it is substantially complete and contains sufficient information to invoke the Board's jurisdiction and to allow it to make an informed decision.

**The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Bill Boyd.**

Alastair Millns noted that the Town of Bedford would require easements for their municipal bridge project near the lots. Paul Chisholm replied that they would all be granted with no hesitation. He explained the discussion with the State about Shoreland Protection and will submit the e-mail chain.

There was no public comment.

Chairman Best suggested that the reference line for Baboosic Brook and all Shoreland setback requirements shall be added to the plan for the northerly lot (see Condition 7). Paul Chisholm explained how setbacks were determined.

Tim Thompson stated that because the applicant is willing to address comments, Staff recommends that the Board vote to grant conditional Final Approval to the application, with precedent conditions to be fulfilled within six months and prior to plan signing, unless otherwise specified.

**The Board voted 5-1-0 to grant final approval, with the following conditions, on a motion made by Bill Boyd and seconded by Dan Ricker. Nelson Disco voted in opposition.**

1. Final plans and mylars to be signed by all property owners. The appropriate professional endorsements and signatures shall also be added to the final plans and mylars;
2. The applicant shall obtain all required State approvals/permits (including Shoreland), note the approvals/permits on the final plans and mylars and provide copies to the Community Development Department, as applicable;
3. The applicant shall note all waivers granted by the Board on the final plans and mylars (including Section, and date granted) as applicable;
4. The applicant shall provide draft copies of any applicable legal documents for review, at the applicant's expense, by the Town's Legal Counsel;
5. The applicant shall address any forthcoming comments from the Assessing Department, as applicable;
6. The applicant shall address the following comments from the Public Works Department:
  - a. Add a note to indicate that prior to any work on the site, a Right of Way (ROW) permit from the Highway Division of Public Works will be required. Any driveway changes shall be reviewed and approved by Community Development and the Public Works Administration prior to construction;
  - b. The driveway entrance shall conform to Section 4.13.1 under the Roadway and Utility Standards and shall be noted on the plans. The proposed driveway entrance location shall be shown on the plans (see section 4.17 c));

- c. The sight distance for the new driveway entrance shall be verified by the engineer. A policy on Geometric Design of Highways and Streets (AASHTO) shall be used along with a design speed of 40 MPH to determine the sight distance required at the entrance;
  - d. Under section 4.12.1 there shall be a dedication by deed and plat to provide at least 25 feet from the center line of the existing town road or ROW for the future widening of streets where existing road widths are insufficient for present standards or are of such a nature as to cause traffic hazards. This property is located at a sharp curve in the road that would benefit from this widening. The corner of the property is also shown on Beals Road Bridge and there will be maintenance required to be performed on this bridge;
  - e. There is an existing 15" CMP culvert pipe that crosses Woodward Road. The outfall is located within the property. An easement shall be shown on the plan and a document recorded in the registry of deeds allowing the Town of Merrimack to maintain and/or replace the culvert in the future as needed. There shall also be an easement on the north end of the property near the Beals Road Bridge for access to maintain the bridge;
  - f. Section 4.18 (a) requires that monuments shall be set at all street intersections, points of curves and angle points along Woodward Road. The monuments shall be concrete or granite bound markers. These bounds shall be 4 inches square by 4 feet;
  - g. The Shoreland Protection lines do not cover the existing house on Lot 7A/7. This information should be shown for both of the lots not just the proposed one. Depicting it on the plan will make the future owners aware that the property is covered by the Shoreland Protection Act. They will be required to get the appropriate permits in the future to make any changes to their lot, house driveway etc. If it is not shown then this could be missed by future owners;
  - h. In addition to a State Subdivision approval number a Shoreland Permit is also required from the State of NH Department of Environmental Services;
  - i. Erosion Control plans will need to be provided for the proposed construction on lot 7A/7-1. This shall be noted on the plans. The plans shall be reviewed by Community Development and Public Works prior to construction;
7. The reference line for Baboosic Brook and all Shoreland setback requirements shall be added to the plan for the northerly lot as discussed at the public hearing;
8. The applicant shall address the following Planning Staff Technical Comments:
- a. The applicant shall revise the Planning Board signature block on both sheets to include the "Chair" and "Vice Chair" as per the Board's current structure the position of Secretary was renamed Vice Chair in June 2017.

- b. Revise Sheet 1, Note 11 to indicate plans will be on file at the Merrimack Community Development Department, not Planning Offices.
- c. Revise Sheet 1, Note 14 to specify that the variances granted were to permit contiguous upland areas of the specified totals, not total acreages.
- d. The plans shall indicate that monuments shall be set in accordance with Section 4.17.f.

**The following general and subsequent conditions are also placed on the approval:**

- 1. The applicant is responsible for recording the plan (including recording fee and the \$25.00 LCHIP fee, check made payable to the Hillsborough County Treasurer) at the Hillsborough County Registry of Deeds. The applicant is also responsible for providing proof of said recording(s) to the Community Development Department;
  - 2. Any proposed easements and/or applicable legal documents shall be recorded at the Hillsborough County Registry of Deeds at the expense of the applicant;
  - 3. The applicant shall obtain right-of-way permits from the Public Works Department for all new driveways.
  - 4. The applicant shall address the following comments from the Fire Department:
    - a. Map 7A, Lot 007-1 shall be addressed as 83 Woodward Road.
- 6. Merrimack Parcel A, LLC (applicant/owner)** – Review of an amendment to the previously approved mixed use site plan for Phase I of the “Merrimack Park Place” project, proposing an additional 32 multi-family residential units and removal of 84,200 square feet of office & restaurant space, specialty retail, and an event center from Phase I to be included in a subsequent phase. The parcel is located at 10 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lot 191-02. Case # PB2019-25.

Tim Thompson said that the Planning Board granted conditional approval to an amended Conditional Use Permit (CUP) in February 2019 to allow this amended site plan application to go forward. The final CUP plan is ready to be signed. Its current iteration proposes to amend the conditionally approved site plan to allow the construction of 224 multi-family residential units, 7,600 s.f. of restaurant space and a 120-room hotel. The Board approved the applicant’s shared parking study with the original CUP that allowed fewer parking spaces than would be required by the Site Plan Regulations at full build-out. Phase 1 calls for 611 spaces; 704 are being provided. The plan shows a proposed access from the site to Continental Boulevard. The access crosses over a parcel of land that is not owned by the applicant, but is a former part of the Camp Sargent Road right-of-way (left over from before Continental Boulevard’s construction). Use of this area would require a formal agreement with the Town, but the connection is not supported by the Town Staff and Town Manager.

Dave Fenstermacher, Project Manager/Engineer, VHB, said the layout has been significantly revised to accommodate a hotel, restaurant and a U-shaped 4-story apartment building located at the farthest point from the closest abutters. 194 parking spaces are located underneath the proposed apartment building, with additional spaces proposed throughout the site. A clubhouse and pool are also proposed to support the apartment building. There would be no alterations to the existing access road, and no change in traffic, impervious surface or erosion control, but the Department of Environmental Services (NH DES) Alteration of Terrain permit would be amended. The project would still be fiscally net positive with the three uses. After meeting with the Fire Department, Dave Fenstermacher added an access road around the building. After meeting with the Water and Sewer Department, he enhanced the landscape plan. There would be no change in the buffer, but more plantings were added. Despite currently being shown on the plans, the applicant will not seek a Continental Boulevard connection.

Chairman Best noted that this is a simpler plan that meets permitted uses. The main question is the three-acre undeveloped Phase 2 area for an event center and offices that would be closer to the residential area. Dave Fenstermacher said the first floor would be a restaurant and retail uses, the second floor would be offices and a parking structure is contemplated for the area as well.

Alastair Mills did not want to approve a plan with open space that may have something on it in the future. The Planning Board should know exactly what would go into that space. Tim Thompson reminded the Board that this is a mixed-use CUP, and that the future phase is included as part of the Master Site Development plan in the CUP. Dave Fenstermacher said the event center was for a typical large hotel event. He agreed to Chairman Best's recommendation to amend the CUP to eliminate the event center. Bill Boyd was disappointed. He said that Merrimack needs an event center, which was part of the original plan. Town Council and the Master Plan both envision an event center. Tim Thompson said that the amended CUP has no event center, so it is moot at this point.

Tim Thompson said the peer reviewed fiscal report was previously approved. This is a matter of subtraction, but a \$173,000 per year is a positive impact is anticipated. Since the amendment is a minor change, the Board decided previously that a new peer review for the fiscal analysis is not necessary.

### **Public comment**

Nancy Harrington, 11 Spruce Street, said the abutters agree to the two uses proposed for Phase 2. She cautioned against cutting too far into the berm near the rotary and her home to prevent lights showing from cars in the rotary. Tim Thompson explained that the rotary would not change, although the driveway might. Dave Fenstermacher said the berm would be a good use for excess soil.

Beth Burns, 5 Spruce Street, appreciated the newly-planted evergreens. Chairman Best explained that Phase 2 buffers would be part of the site plan review. Dave

Fenstermacher said Phase 2 would be located between the existing fire road and the development.

Barb Gelinas, 1 Spruce Street, said the abutters prefer the parking garage and office space to be the uses closest to the neighborhood.

Richard Foote, 129 Indian Rock Road, said that developing the open land would not be good for residents. He is always concerned about traffic. Traffic studies always say it would be okay. There is no benefit from this project. His taxes still go up every year even though the project is tax positive.

Michael Mills, 7 Arbor Street, liked the plan, which takes care of many abutter problems. He asked for the distance from the tree line to the emergency access road, whether the Planning Board waived the commercial space it insisted on in Phase 1, how many parking spaces there would be for the amended project/additional apartments, the effect on traffic, whether there would be a three roads as the Police Department wanted, and the cost to the Town with no offsetting commercial space. Dave Fenstermacher said he would enhance the berm as needed and show its elevation on the plan.

Mark Verostick, Project Manager/Engineer, VHB, said the access road in Phase 2 would be 180' from the parking area. Chairman Best explained that the open space is not a buffer; it is reserved for Phase 2.

Tim Thompson noted that the traffic study determined that peak hour traffic would decrease with the new mix. Dave Fenstermacher said that the Merrimack Premium Outlets (MPO) driveway was designed to include this traffic. Tim Thompson explained the net positive fiscal impact. Twenty-four school-age children are anticipated. The applicant is proposing more parking than the shared parking analysis determined was necessary (see above).

Tom Monahan, Owner, The Monahan Companies, said the abutting businesses originally wanted an event center that was going to be part of the hotel, but only a tent was approved. He removed it. He will not talk to the Department of Transportation (NH DOT) about a crosswalk to Dunkin Donuts and the Thai restaurant. It is up to them. Tom Monahan agreed to Nelson Disco's suggestion to loam and seed the open space and to remove the piles of materials.

Dave Fenstermacher said storm water treatment is consistent with what was previously approved.

Chairman Best instructed the applicant to inform the neighbors about trucks and noise on the open lot during construction.

Staff recommends that the Board continue the application to September 3, 2019, in order to allow peer review to be completed and the applicant to address the review comments from departments and peer review.

**The Board voted 6-0-0 to continue this agenda item to September 3, 2019, at 7:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Bill Boyd and seconded by Alastair Millns.**

The Planning Board was in recess from 8:35 p.m. to 8:40 p.m.

- 7. 526 DW, LLC (applicant/owner)** - Review of an amendment to a conditionally approved site plan for a single story storage facility and auto detailing shop adding 2,156 square feet of building area (was 21,069, now 23,225) and eliminating the auto detailing shop. The parcel is located at 526 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing Overlay Districts and Wellhead Protection Area. Tax Map 5D-2, Lot 001. Case # PB2019-26.

Tim Thompson said the original plan was accepted as complete on April 17, 2018; conditionally approved on May 15, 2018; and granted extensions of the approval on both October 2, 2018, and May 21, 2019. The plan addresses many of the conditions placed on the 2018 conditional approval. The applicant seeks to add 2,156 additional s.f., to the proposed building.

Eric Mitchell, Eric Mitchell & Associates, Inc., said the changes involve eliminating the automotive detail use and sewage disposal and making the whole building a single-story boat, vehicle and recreational vehicle storage use. The building footprint has increased 2,156 s.f. to accommodate longer recreational vehicles. No bathroom is necessary, since there will no longer be a detail shop.

Nelson Disco never saw the elevations of what the building would look like. He noted that the front landscaping is not on the plan and asked for sidewalk details. He asked how much parking is required and where. Tim Thompson said this is considered self-storage, which has a low parking requirement. It is not clear how many units there would be, but it can be addressed as a condition of approval, as there is adequate space on the site to accommodate the parking requirements. Eric Mitchell said the elevations and landscaping that were originally approved would stay the same. The building is one story. There is a sidewalk easement for a 5'-wide sidewalk along D.W. Highway within the right-of-way. The plan shows where the infiltration basin would be after pavement is removed. The number of rental units may have been carried over from the original plan, and it will be clarified for the final plans.

Chairman Best wanted to break up the side that is over 250' long facing D.W. Highway with attractive architectural features. (See Condition 5) The Planning Board wants to see the elevations. Eric Mitchell agreed to pave the sidewalk and access area with standard asphalt rather than recycled asphalt. (See Condition 9c)

Chairman Best complimented the applicant on how nice the front of the property looks.

#### **Public comment**

A letter was received from David White, Crow's Nest Commercial Properties, LLC, on behalf of 534 D.W. Highway. The abutter is experiencing major erosion and sedimentation to the drainage swale and grass treatment area along the contiguous border with #526 and #534 D.W Highway as a result of the roof drainage flowing north onto #526's property from the existing warehouse at #526. The abutter is concerned that any additional modifications to the buildings or pavement area would contribute further to the erosion impacting their property.



Tim Thompson stated that the drainage report must be re-evaluated. Eric Mitchell did the original report. There would now be slightly less impervious cover because there would be no paved entry into the (non-existent) detail shop. He would address any drainage concerns with the neighbors. The new building would be on an all grass area with the big building in back.

Tim Thompson said that the revised plan states that peer review comments were addressed, but the Community Development Department must confirm that before being comfortable recommending conditional final approval.

Nelson Disco did not want to vote until seeing the elevations and that PWD is satisfied with the sidewalk detail. Chairman Best said the conditions of approval would address sidewalk and drainage issues.

Staff recommends that the Board vote to grant conditional Final Approval to the application, with precedent conditions to be fulfilled within six months and prior to plan signing, unless otherwise specified.

**The Board voted 4-2-0 to grant final approval, with the following conditions, on a motion made by Alastair Millns and seconded by Paul McLaughlin. Robert Best and Nelson Disco voted in opposition.**

1. Final plans and mylars to be signed by all property owners. The appropriate professional endorsements and signatures shall also be added to the final plans and mylars;
2. The applicant shall obtain any updated State approvals/permits, note the approvals/permits on the final plans and mylars and provide copies to the Community Development Department, as applicable;
3. The applicant shall provide draft copies of any applicable legal documents for review, at the applicant's expense, by the Town's Legal Counsel;
4. The applicant shall address any remaining comments from the town's peer review consultant, Fuss & O'Neill, as applicable (the submitted letter addressing the 2018 conditions of approval did not include an explanation of how peer review comments were addressed);
5. The applicant shall provide elevation drawings of the new building in the plan set, and utilize either architectural treatment or landscaping to soften the impact to the side of the building facing DW Highway;
6. The applicant shall provide written verification from the Fire Department that the following condition from 2018 has been addressed:
  - a. A minimum 24 foot wide access road serving all sides of the proposed building is required. The plans show a paved area of only 12' in width around 2 sides of the building;
7. The applicant shall address the following comments from the Public Works Department, as applicable:

- a. The sidewalk along the entire length of the frontage shall have 12 inches of crushed gravel base (NHDOT Item 304.3) laid in 2 layers and 2 inches of bituminous concrete;
  - b. There shall be curbing at both of the driveway entrances. The traffic flow arrows shall be painted at the entrance and the exit;
  - c. The inverts on sheet 5 do not match the profile elevations on sheet 7;
  - d. On Sheet 7 the profile for CB3 to CB11 the last CB is mislabeled;
  - e. The distances between the structures are not the same between sheets 5 and 7;
  - f. On Sheet 6, CB 6 shall have an oil/gas separator;
  - g. The condition of the existing 18" RCP under Daniel Webster Highway shall be provided to DPW. The pipe should also be examined via camera to determine the interior condition of the pipe;
8. The applicant shall provide written verification from the Merrimack Village District that the following conditions from 2018 has been addressed:
  - a. If Requested by Merrimack Village District third party review by an Engineering Firm, of Merrimack Village District Choosing, at the expense of the Owner/Contractor(s), must be completed;
  - b. Flow demands, if requested by MVD, must be supplied to MVD in graphical format (X axis Hour of day, Y axis anticipated/ estimated usage) with back up data (number of employees, peak/catastrophic fire flows);
  - c. Add as note on sheet 1 indicating "No De-Icing chemicals/compounds shall be utilized on site;"
9. The applicant shall address the following Planning Staff Technical Comments:
  - a. The drainage analysis shall be verified (by the Town's peer review consultant) to address the actual existing conditions of the site and not the incorrectly shown improvements indicated on previous plan submittals (prior to May 3, 2018);
  - b. The applicant shall address the following regarding sheet 1:
    - i. Note 11 has not been modified per the 2018 conditions of approval. The applicant is noting that there are a total of 38 storage units in the note. Staff is unclear how the number 38 was determined. Is the applicant contending that there are only "38 units" of self-storage across all 3 proposed buildings on the site? This number seems almost unbelievably low considering that there is over 130,000 square feet of existing storage and another 23,225 square feet proposed. Please clarify this note and indicate the actual number of spaces proposed to be provided to verify compliance with the regulations;

- ii. Correct Note 28 to reference the “Department of Public Works” not “the Public”;
- c. The applicant is indicating a “recycled asphalt pavement access way.” The applicant shall revise the plans to remove all references to recycled asphalt, and standard asphalt pavement shall be used throughout the site.

**The following general and subsequent conditions are also placed on the approval:**

1. All General and Subsequent conditions of approval from May 14, 2018 shall apply to this approval.

### **8. Discussion/possible action regarding other items of concern**

Tim Thompson explained that the Planning Board has the option whether to hold a public hearing under RSA 674:54 on Merrimack Village District's Turkey Hill Road Pumping Station Replacement. Nelson Disco wanted a public hearing so that neighbors could testify about a larger building with ancillary attachments, is above ground and more visible. Alastair Millns countered that there is a pumping station there now that cannot be seen. The new one would be 20' farther off the road. Tim Thompson said the MVD under the state law has no obligation to do anything Planning Board would suggest in a public hearing.

**The Board voted 5-1-0 to not require a public hearing for Turkey Hill Pumping Station Replacement, on a motion made by Bill Boyd and seconded by Alastair Millns. Nelson Disco voted in opposition.**

- 3. Public Hearing – Creation of Site Plan Regulations** - The Planning Board will conduct a public hearing to consider adoption of separate and updated Site Plan Regulations (currently contained as several sections within the Subdivision Regulations), pursuant to RSA 675:6 and 675:7.

This agenda item was discussed after agenda item #8.

Tim Thompson explained that the purpose of the proposed new Site Plan Regulations is to distinguish between subdivision of land and regulation of non-residential development on properties; update and modernize the regulatory standards, submission requirements, and review processes; which will be accomplished in the Regulations utilizing the following sections: General provisions, site plan application procedure and approval process, design standards and requirements for improvements, specifications for site plans and documents, standards for particular or unique uses, assurances for completion and maintenance of improvements (new), administration and enforcement (new), and appendices. He explained the rationale for the changes and answered comments from the Planning Board. Staff will update the draft regulations based on the feedback from the Board and anticipated feedback from Public Works for the second public hearing in September.

There was no public comment.

**The Board voted 6-0-0 to continue this item to September 3, 2019, at 7:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Bill Boyd and seconded by Alastair Millns.**

- 4. Public Hearing – Amendment of Subdivision Regulations** - The Planning Board will conduct a public hearing to consider amending the Subdivision Regulations to remove all sections pertaining to non-residential site plan review, pursuant to RSA 675:6 and 675:7.

The Board decided, due to the late hour of the evening, to postpone all discussion of this item until September.

There was no public comment.

**The Board voted 4-2-0 to continue this item to September 3, 2019, at 7:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Bill Boyd and seconded by Paul McLaughlin. Alastair Millns and Nelson Disco voted in opposition.**

- 9. Approval of Minutes - July 16, 2019**

**The minutes of July 16, 2019, were approved as submitted, by a vote of 5-0-1, on a motion made by Bill Boyd and seconded by Alastair Millns. Dan Ricker abstained.**

- 10. Adjourn**

**The meeting was adjourned at 10:50 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by Bill Boyd.**