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**MINUTES OF THE
PLANNING BOARD**

**MEETING OF
March 12, 2020**

A meeting of the Planning Board was held on March 12, 2020 at the Salem Town Hall, 33 Geremonty Drive, Salem, NH.

PRESENT: Keith Belair, Chairman; Michael Banks, Vice-Chairman; Beverly Donovan, Secretary; Lisa Withrow, Selectman’s Rep; Jeff Hatch; Robert Gibbs; Paul Pelletier; Chris Graham, Alternate; and Ross Moldoff, Planning Director; and Jacob LaFontaine, Assistant Planner.

The meeting was called to order at 7:00 p.m. with the Pledge of Allegiance. Chairman Belair introduced the board members and went over the agenda. There were no withdrawals.

OLD BUSINESS

1. TOWN OF SALEM SUBDIVISION – Preliminary Hearing for 2 lot subdivision at 367 North Broadway, Map 54, Lots 3525 and 3526.

**MOTION by Mr. Banks to accept the Town of Salem subdivision application as complete.
SECOND by Mr. Pelletier.**

**VOTE ON MOTION: 7 – 0
UNANIMOUS**

Abutters: There were no abutters present.

Roy Sorenson, Municipal Services Director, 8 Brown Street, said this is part of our regional water line project. This is the lot that the PRB station sits on. It requires us to own this area. Sam Kenney is here and he is the town’s consultant.

Sam Kenney said this parcel is in relation to the Southern New Hampshire Regional water project, which is just north of the 5 way intersection. It is just south of the railtrail parking lot. This plan is the result of a lengthy discussion between the Municipal Services Division, the State DOT, and the Department of Natural and Cultural Resources. This is an agreed upon subdivision that would break off a piece of land from the existing State owned land in that location that Salem can then purchase in relation to this project, to give you full control over that parcel in perpetuity for use for your own infrastructure. He then read through the waiver request.

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1 **278-7:1.1** – The lot is proposed to be created for permanent ownership and use by the Town of
 2 Salem in relation to the Southern New Hampshire Regional Water Project. The new lots were
 3 developed and agreed upon after negotiations between the NH Department of Natural and
 4 Cultural Resources, the NH Department of Transportation, and the Salem Municipal Services
 5 and Engineering Departments. The lot line is within 5 degrees of perpendicularity to the right of
 6 way but it is unable to conform with the 150 foot minimum due to site constraints as there is not
 7 enough area along the site to accommodate this. The original site lot line was unable to meet
 8 either of these conditions as well.

9
 10 **278-7:1.2** – The subdivision of the site allows previously unused land to be repurposed to
 11 provide the town with an effective location for a new, integral piece of its expanding public
 12 works system, without disrupting existing residences, public systems or facilities. The
 13 subdivision does not affect the existing rail trail parking lot or rail trail access, or other existing
 14 abutters.

15
 16 Staff Comments:

17 Mr. Moldoff discussed the lot. Most of that will be used for the new water valve station
 18 associated with the regional water line. It will be conveyed from the State to the town, but a
 19 small portion, .04 acres, will be retained by the State. There are not a lot of options given it is
 20 State owned land.

21 They need waivers. The shape of the lot is not compliant with the regulations. The State and
 22 Town are exempt from local zoning.

23 He got the OK from the Engineering Department.

24 The Assessor wants to change the lot number. The applicant will do that.

25 Recommend - if there are no issues, he recommends granting the waivers, move to hear the
 26 plan in one hearing and approving the plan with conditions that he has.

27
 28 Chairman Belair asked for public input. There was none.

29
 30 Mr. Moldoff read the following conditions:

- 31 1. Prior to recording the plan, set or bond the monuments.
- 32 2. Prior to recording the plan, note the waivers on the plan.
- 33 3. Prior to recording the plan, revise the lot number per the Assessor’s office.
- 34 4. All representations made by the applicant or their agents and all notes on the plan are
 35 incorporated as part of the approval.

36
 37 **MOTION by Mr. Banks to grant the 3 waivers - Section 278-6:4.1 for the odd shaped lot;
 38 Section 278-6:4.2 for the building envelope; and Section 278-6:4.7 for the site line lot line.
 39 He also cited the memo read into the record by the applicant dated February 13, 2020.**

40
 41 **SECOND by Mr. Hatch.**

42
 43 **VOTE ON MOTION: 7 - 0**

44 **UNANIMOUS**

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1
 2 **MOTION by Mr. Banks to hear this in one hearing.**
 3 **SECOND by Mr. Pelletier.**

4
 5 **VOTE ON MOTION: 7 - 0**
 6 **UNANIMOUS**

7
 8 **MOTION by Mr. Banks to grant conditional approval of the Town of Salem subdivision**
 9 **with the 4 conditions stipulated by Mr. Moldoff.**
 10 **SECOND by Mr. Pelletier.**

11
 12 **VOTE ON MOTION: 7 - 0**
 13 **UNANIMOUS**

14
 15 **REVIEW OF MINUTES**

16
 17 1. January 28, 2020 – Regular Meeting

18
 19 Ms. Donovan said there is one set of minutes from the January 28, 2020 meeting.

20
 21 **MOTION by Mr. Banks to accept the minutes of the January 28, 2020 meeting as written.**
 22 **SECOND by Mr. Pelletier.**

23
 24 **VOTE ON MOTION: 7 - 0**
 25 **UNANIMOUS**

26
 27 **OLD BUSINESS**

28
 29 2. DEMOULAS SITE PLAN – Public Hearing for revised site plan (coffee shop and retail
 30 stores) at 65-67 Central Street, Map 98, Lot 12502.

31
 32 **MOTION by Mr. Banks to accept the Demoulas site plan application as complete.**
 33 **SECOND by Ms. Donovan.**

34
 35 **VOTE ON MOTION: 7 - 0**
 36 **UNANIMOUS**

37
 38 Abutters: There were no abutters present.

39
 40 David Jordan, with Greenman Pedersen, is representing the applicant and owner Demoulas
 41 Supermarkets. The site plan is a revision to one of the pad sites that is on the approved Market
 42 Basket site within the North Tuscan Village. This is currently an undeveloped piece of property.
 43 He explained on the plan where the project is located. When this project was first approved, it
 44 had a stand-alone coffee shop and bank with drive through. We are here with a revision to the

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1 layout. It is two buildings. One will be Starbucks, which is about 2,400 square feet of tenant
 2 space with drive through. Adjacent to that is another 1,800 foot tenant space and across the
 3 parking lot where the bank used to be, are up to four retail tenant spaces. Other than Starbucks,
 4 he doesn't believe any other tenants have been identified at this point. It is multi-tenant, up to
 5 four, depending on the tenants. Regarding the Starbucks building, he showed the drivethrough
 6 and stacking for a total of 12 cars within the drive-through lane. There is also a bypass lane for
 7 deliveries, or to get out of the drive-through line. We will be constructing a total of 60 parking
 8 spaces. It connects to a much larger parking lot, in front of Market Basket and Home Sense.
 9 With these 60 additional spaces, there will be a total of 940 spaces on site. He explained what
 10 that includes. Based on the existing uses, proposed uses, and two future uses, we need a total of
 11 956 spaces on site and 940 spaces are provided. We submitted a conditional use permit request.
 12 The sewer, water, gas, and electric stubs are in. He showed all the parking that has been
 13 constructed and exists. He explained the layout of the site. The utility stubs are in. All the
 14 drainage for a majority of the site, goes into a large underground system and some goes into a
 15 rain garden. We submitted drainage calculations to show it is consistent with what was
 16 previously approved. There is a reduction in impervious area. He then showed the landscape plan
 17 and briefly discussed it. We received review comments from all of the outside consultants. He
 18 discussed the comments they received. We will be addressing those.

19
 20 Chairman Belair mentioned the conditional use permits. It's not something that has to be taken
 21 care of this evening?

22 Mr. Jordan said, it is not. There is no harm in deferring that until the next meeting. On the
 23 building elevation drawings, there is wall signage shown. Those are placeholders only. We are
 24 working with Andrew Barisi to confirm what is allowed for wall signage. Whatever we put up on
 25 these buildings for wall signage, will conform to the Tuscan Village sign standards. We will not
 26 seek conditional use permits for those. Whatever is allowed we will come forward with.

27
 28 Eric Brown, PCA Architects of Cambridge, said we did the buildings that are currently on the
 29 site. These two buildings are consistent with the quality of those buildings, same materials, style
 30 and quality. He then showed the building elevation.

31
 32 Mr. Jordan said there is an email from the Salem Police Department raising concerns with the
 33 existing traffic movement along Central Street, particularly at the intersection of Central Street
 34 and Village Way. Central Street is free movement north and south for this intersection, and
 35 Village Way and the exit driveway from Market Basket are stop controlled. It has become
 36 apparent that people aren't sure what to do here. We looked at it. On Central Street, we have two
 37 lanes headed north. One is a dedicated right turn into Market Basket. He explained how the
 38 intersection is set up. What Market Basket will do, is install another stop sign on the left side of
 39 the intersection. Village Way, there is a stop sign now. However, some of the landscaping that
 40 was installed, blocks the sign from visibility until you get up on it. They will relocate the sign so
 41 that it is more visible and we will add a second sign on the left side. The landscaping on the
 42 edges and center on Village Way, appear to cause some issues as well. Halvorsen Design has
 43 looked at that. We have some ideas. We will continue to evaluate that as spring comes. We will
 44 continue to monitor the situation. He explained why a 4 way stop is not desired.

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1
2 Staff Comments:
3 The outside engineering review is pending.
4 The plaza came out very nicely.
5 We are having an outside design review done by Terry Dewan. He has comments.
6 Regarding traffic, the key thing is the impact fee. There is an outside review by Steve Pernaw
7 and he has comments which Ross has given to the board.
8 He doesn't think the Department of Transportation will be concerned with this.
9 There is a memo from the Salem Police Department, which he has given to the board. Mr.
10 Jordan has summarized their concerns. We will get a response to those concerns and get it to
11 the Safety Officer and see if he has any other comments.
12 They need a conditional use permit for parking. They are short about 16 spaces. The spaces
13 that are provided in this area will be adequate. The coffee shop has 50 indoor seats, and 16
14 outdoor seats. You approved a similar plan in September 2017 which showed 44 seats. Now
15 they are up to 66.
16 He suggested providing a continuous row of landscaping to screen the parking lot.
17 They have shown a total of 10 wall signs on the retail building, 6 on the coffee shop. That's
18 more than we'd like to see. There is a sign consultant who is reviewing the plans. We are
19 waiting for his comments.
20 There is a public safety impact fee in addition to the traffic impact fee.
21 He discussed the comments from the Health Officer.
22 The Fire Department was OK. They want a note on the plan about the distance between
23 hydrants.
24 Engineering Department gave comments, but most of it is details.
25 He mentioned Steve Pernaw's comments and ideas for dealing with the Police Department's
26 concerns.
27 Regarding Terry Dewans comments, he discussed these. We will work those out and try to
28 resolve them before we come back.
29 Recommend - continuance. There are a couple outstanding reviews by consultants and staff.
30
31 Chairman Belair asked for public input. There was none.
32
33 Mr. Hatch asked, on the west side of the retail building, what are the concrete pads going to be
34 used for?
35 Mr. Jordan said, one is a pad for a transformer. It will be relocated. The other one is for the
36 communications, which has an equipment box there and that will stay.
37 Mr. Hatch asked about the bike racks. Are there any on the other side of the retail store?
38 Mr. Jordan said, we hadn't planned on it. The bike racks are a request from Starbucks.
39 Mr. Hatch is wondering if there is more room there. He mentioned issues with the drive through
40 window. It may be better on the other side.
41 Mr. Jordan said, we can look at that.
42 Mr. Hatch asked, is the drive through lane striped or curb?
43 Mr. Jordan said, the inside is curb.
44

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1 Mr. Pelletier asked how the rooftop mechanicals will be screened from the townhouses across
 2 the street.
 3 Mr. Jordan said we can't. We can screen it from the street but not the second or third floor of the
 4 townhouses.

5
 6 Mr. Banks mentioned the intersection of Village Way/Central Street. Is there any opportunity to
 7 put a flashing yellow or red light that is away from the landscaping?

8 Mr. Jordan said he would defer to our traffic people. He can raise that with them.

9
 10 Chairman Belair mentioned the units across the street. The second floor is the main level. They
 11 live on the second and third floor. He is not sure if the hedge row will make a big difference. He
 12 will be interested to follow along with the traffic intersection improvements.

13
 14 **MOTION by Mr. Banks to continue the Demoulas site plan.**

15 **SECOND by Ms. Donovan.**

16
 17 **VOTE ON MOTION: 7 - 0**

18 **UNANIMOUS**

19
 20 3. BLUE SKY TOWERS SITE PLAN – Conceptual Discussion for 150’ tall cell phone tower
 21 at 350 North Broadway, Map 54, Lot 11188.

22
 23 Mr. Gibbs stepped down from the board. Mr. Graham joined the board.

24
 25 Abutters: King was present.

26
 27 Dan Klasnick, attorney representing Blue Sky, thanked the board for the opportunity to come
 28 before the board. The proposal relates to the property at 350 North Broadway. There is a salon
 29 there and parking area. We won't impact the existing parking on the site plan. The facility will
 30 consist of a 150 foot tall monopole tower. It is designed to accommodate up to 4 wireless service
 31 providers. There will be an area that is immediately behind the existing paved parking area. The
 32 topography tops off so it will be necessary to put in a retaining wall to bring it up to grade.
 33 What's proposed is an approximately 19 foot wide by 119 foot long area surrounded by a 6 foot
 34 tall chain link fence. It is proposed to have green privacy slats. Within that area will be the 150
 35 foot monopole tower and there will also be space for wireless service providers' equipment.
 36 There are 4 separate pad areas. The providers will come in and put down their concrete pad and
 37 install cabinets for the radio signal. Regarding power, the proposal is to take it from the existing
 38 pole on the street, under the existing driveway, and attach it to the proposed facility. We
 39 provided some correspondence in terms of the design of the facility and provisions of the zoning
 40 ordinance. He discussed what was provided. After looking at the ordinance and speaking to
 41 Ross, what is required is site plan review with waivers for height, setback and landscaping. And
 42 because of the proximity to the wetlands, it will be necessary to get a conditional use permit from
 43 this board and consultation with the Conservation Commission. He explained the photo
 44 simulations. We looked at over 24 different locations. This is a commercially zoned lot and

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1 behind that is residentially zoned. The area that is only suitable is the area within that
 2 commercial area.

3
 4 Staff Comments:

5 He showed pictures of the area.

6 We have a separate ordinance to deal with towers. The applicant provided a letter
 7 summarizing the proposal and issues, and the photo simulation report.

8 They need some relief but they are not impacting wetlands. It slopes off very steeply from
 9 the parking lot. So they will have to be careful building the wall. It will be close to the edge of
 10 the wetlands.

11 He then showed a picture of the site.

12 The tower will be within 37 feet of wetlands. The equipment will be within 24 feet. We have
 13 a 40 foot requirement so we need approval from the Planning Board and Conservation
 14 Commission.

15 There will be an access and utility easement over the parking lot.

16 They may need approval from NHDOT. The fall zone for the tower is not quite met.

17 He has given the board a summary of our personal wireless service ordinance. The maximum
 18 height allowed is 120 feet, and they are going up to 150. So they will ask for a conditional use
 19 permit. The minimum fall zone is 150 feet, and this is only 118 to the road and less to the
 20 building on the lot. That’s a waiver of the ordinance they can apply for.

21 The location is visible from North Broadway and there are standards in the ordinance to
 22 minimize the visual impact. He mentioned the one at the end of Briarwood. It is difficult to
 23 see that tower. Here it will be visible. They will need a waiver from the visual impact
 24 requirements.

25 We hired an outside legal review when we dealt with the Verizon cell tower. We had a radio
 26 frequency consultant. He suggested that tonight you tell the applicant to make sure they have
 27 that in place when they come in with the full plan.

28 You may want to think about the flagpole style tower. He spoke with the applicant about it.
 29 He has given the board an excerpt from the regulations and a summary of the requirements.

30 We will go through those when the applicant comes back with a full plan.

31 The key things tonight are the fall zone requirement, height requirement and the visual
 32 impacts. We want to hear from abutters also.

33 In the packet, he has given you a copy of a letter from the Fire Department. They have no
 34 issues with the tower. They would like to reserve some space on the antenna for public
 35 safety.

36 There is a letter from Terri Moore who is an abutter.

37
 38 Chairman Belair asked, the houses across aren’t abutters because of the railtrail?

39 Mr. Moldoff said yes, but we thought it was a good idea to notify them, and he thinks they were
 40 notified.

41
 42 Chairman Belair asked for public input.
 43

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1 Dennis King. 101 Lake Street, has a few concerns. The photo simulator didn't take into
2 consideration the view from our house. 50% of our house is facing the 350 lot. Between our lot
3 and this location is the Lake Street wetlands, so we'll definitely see it from our backyard. No
4 one on Rockingham Road had a visual from the photo simulation. He took exception to that. We
5 have healthcare concerns with it and about our property values going down. We also want to
6 know if there will be lights up there. At different times of the year, it will show different states
7 we will be looking at through the foliage. Now we can see every truck down there. So it will be
8 really visual to the houses on Lake Street. That tower is 150 feet. It's a huge tower. He wondered
9 if that's necessary. Does it have to be that tall? He has concerns but he also needs to know what's
10 going on. He has been here for 25 years. It is impeding.

11
12 Mr. Pelletier said, he wasn't here when the tower was erected off Brookdale Avenue, and that is
13 close proximity to Route 93. Is there any way to get the minutes of that? He would like to see the
14 minutes of that.

15 Mr. Moldoff said, that may have been before we had the ordinance. There were a couple close to
16 Route 93. He will look at the minutes.

17 Mr. Pelletier said, the second concern is, he would like an explanation of construction and
18 durability of this tower. What is its strength with sway? He mentioned strong winds.

19
20 Attorney Klasnick said, he doesn't understand the design, but they will design it to the specified
21 standards. It's a foundation design, monopole 150 feet. These are located throughout the country
22 in all sorts of conditions. There are specified engineering standards. It will be designed and
23 certified by a structural engineer as specified in the ordinance.

24 Mr. Pelletier asked for one of the engineers to explain that later.

25
26 Ms. Withrow agreed with Paul, she would like to hear an explanation on stability. Is there any
27 leeway on height? Do you have options or is 150 feet what it has to be?

28 Attorney Klasnick said, the height is driven by wireless service providers' requirements. They
29 informed Blue Sky. Blue Sky is the tower development company. Your ordinance requests that
30 we maximize co-location possibilities, so this provides for the 3 additional potential wireless
31 service providers to co-locate on these. He explained the process.

32 Ms. Withrow asked if we can get what the difference is between 150 and 100 foot. What would
33 be covered and what would it be lacking? She would like more clarity on that.

34 Chairman Belair said, our ordinance says 120 feet. He is curious why they would drift so far
35 away from that as a first step.

36 Attorney Klasnick said, that is what is mandated by their service requirements.

37 Chairman Belair said, we have a mandate too. He is not sure why they wouldn't try to conform
38 to our rules.

39 Attorney Klasnick said, the first step is to conform with the ordinance requirements, which
40 provides for a waiver of the height. 150 feet is allowed in industrial zones. He is not sure why
41 120 feet was chosen. We took into consideration the actual network requirements in proposing
42 that height.

43 Chairman Belair looked for a drawing that showed elevations, regarding the base of the tower
44 and the parking lot.

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- 1
2 Attorney Klasnick said there will be greater detail. These were intended to be preliminary in
3 nature. He discussed the plan.
- 4 Ms. Withrow asked, did the balloon test indicate that height?
5 Attorney Klasnick said yes.
- 6 Mr. Graham wondered if, regardless of the tower height, if that retaining wall could be lower so
7 that your equipment, that would be lower. It will be visible from the roadway. If it can be
8 recessed down lower and then you only have a 5 foot exposure above the parking lot, there may
9 be benefit for visual appeal.
- 10 Attorney Klasnick said, he will take that back to them.
- 11
- 12 Mr. Banks mentioned the fall zone. North Broadway and the salon, are those the only two?
13 Attorney Klasnick said, those are the two.
- 14 Mr. Banks asked, are there any other non-wireless, what was referred to as PWSF, that's
15 expected to be on that tower, such as microwave, that would create a larger mass?
16 Attorney Klasnick said that the Fire Department expressed interest. He doesn't know what type
17 of antennas. He mentioned what the wireless service providers use.
- 18 Mr. Banks said, what concerns him is if we are talking about views from North Broadway, etc. if
19 that tower has to link with another site, or a non-carrier may want to lease space on the tower, it
20 could possibly put antennas that create a larger mass, that will make the tower stand out even
21 more.
- 22 Attorney Klasnick said he thinks they moved away from that. There are no current plans to put
23 additional antennas.
- 24 Mr. Banks said he would like a commitment if that's in the future plans. He agrees with the
25 abutter Mr. King about the photographic simulation package. He mentioned some properties on
26 Lake Street that weren't on there. He explained what was and wasn't on there. He found it odd
27 that residences that are in the line of sight were excluded.
- 28 Attorney Klasnick explained the process. We can provide additional locations.
- 29 Mr. Banks mentioned engineering that was done to determine the site location, he'd like to know
30 if there were any alternate sites. He would like to understand what benefit is there from being in
31 this location. He looked at the Blue Sky tower website. He was surprised to see that this site was
32 listed as being an active site on the website.
- 33
- 34 Mr. Hatch asked, what other sites were considered and why this was selected? Also, as far as
35 pictures, he would like to see one looking at the site from the parking lot from a parked car. He
36 wants to see what the base will look like. He is interested in the fall zone. Will they have to
37 provide us with a bond?
- 38 Mr. Moldoff said yes.
- 39 Mr. Hatch spoke about abandonment. How is it monitored and how is it enforced?
40 Mr. Moldoff said he will get an answer for that.
- 41 Ms. Donovan said, you will know if you drop your call. There is a letter from the property owner
42 that says "in connection with modifications to the existing wireless communication facility and
43 support structures on the property". Is this a replacement?
44 Mr. Moldoff said no.

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1 Ms. Donovan asked, what is that referencing?
 2 Attorney Klasnick said he thinks they were using a form letter. We can have them correct that.

3
 4 Chairman Belair said he will need to know for certain the actual height. And what the parameter
 5 we use for determining that height. If the board entertains a waiver, we need to know that
 6 number.

7
 8 **PUBLIC MATTERS**

9
 10 1. Artisan Market

11
 12 Mr. Moldoff spoke about an artisan market at the Mall at Rockingham Park. They proposed 5
 13 different events, and are proposing vendors, tents and food trucks. This is on the outside edge of
 14 the parking lot along South Policy Street. You have allowed movie nights, not festivals. The
 15 applicant sent a letter and some material. He has given you a copy of the aerial photo in the
 16 package. How do you want to handle it? Can we handle it under public matters or should he have
 17 them notify abutters and come in? He read from their letter. They will have to manage parking. It
 18 is something they'll have to do with the mall. It is not a heavily used area but they have to make
 19 sure people can park and get over there. He discussed the dates.

20
 21 Chairman Belair said it is internal. Any parking issues will be of their own creation so it is their
 22 own issue. We had a circus there. He doesn't think we need to do a site plan. It's a commercial
 23 place.

24 Mr. Banks agreed.

25 Chairman Belair asked, building and safety will be involved?

26 Mr. Moldoff said yes, and the Fire Department.

27
 28 The consensus of the board is that they are OK with it.

29
 30 2. Seasons Corner Market

31
 32 Mr. Moldoff said they want to put a 10x10 shed at the new Seasons Corner Market on South
 33 Broadway. It opened about a month ago. They gave us a plan which Ross showed. Do you have
 34 any concerns? It is not a big change. There had been abutter concerns about traffic. Do you have
 35 any concerns or issues? How do you want to handle this?

36 Mr. Pelletier said, it will be visible from Lawrence Road, so as long as it looks appealing.

37 Chairman Belair said, as long as it doesn't look offensive.

38
 39 The consensus of the board is that they are OK with it.

40
 41 3. 5 Industrial Way

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1 Mr. Moldoff showed the existing sign, and they want to put one in the island. He showed a
 2 picture of the new sign. It complies with the requirements. He asked the applicant if they are
 3 taking down the existing sign?

4 The applicant said yes he was told that they are taking it down.

5 Mr. Moldoff said, we will put that in as a requirement. Do you have any concerns? Does it need
 6 site plan approval? It complies. It is about 75 square feet, or something like that.

7 Chairman Belair said, if you can make it conform then we are OK. Is it a multi-tenant?

8 Mr. Moldoff said yes.

9

10 The consensus of the board is that they are OK with it.

11

12 4. Town Farm

13

14 Mr. Moldoff said that we approved this at the staff level. At the corner of Town Farm Road and
 15 Hampstead Road, they are putting in a small office for a nursing company. It is like visiting
 16 nurses, but they are dealing primarily with mental health and substance abuse cases. Ross spoke
 17 with the applicant. They have a business in Massachusetts and they are bringing it up to New
 18 Hampshire. He wanted to let you know about it.

19

20 5. Electro Muscular Stimulation

21

22 Mr. Moldoff said this is for electro muscular stimulation exercise in a suit that you put on. It is
 23 like a personal fitness training type business. It is not a gym. They may have 4 customers at
 24 once.

25

26 6. Blackbrook Realty

27

28 Mr. Moldoff said he is working with the applicant on Blackbrook Realty, the townhouses in the
 29 North Village. He showed a picture of a mailbox pad and they want to put a roof over it. It is in
 30 the Pleasant Street right-of-way, so he will work with Engineering and Public Works and see
 31 what they want to do.

32 Chairman Belair asked, is it only accessible to that side?

33 Mr. Moldoff said yes.

34 Chairman Belair clarified, it's not street serviced by the postal service, its internal. That was his
 35 concern.

36 Mr. Moldoff said he thinks that's correct.

37

38 7. LL Bean

39

40 Mr. Moldoff said there is a letter about LL Bean but Mr. Gross wants to come in and talk about
 41 that. We issued a foundation permit for LL Bean at Tuscan Village.

42

43 **PLANNING BOARD MATTERS**

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1 Chairman Belair said we had an election. He welcomed Beverly back for 3 years. We will be
 2 seeing a new member Joe Feole, once he takes his oath of office. On behalf of the board and the
 3 staff, he thanked Bob Gibbs for his service over the last 5 years. Chairman Belair mentioned the
 4 call for candidates. We put it out and we will be accepting applications until April 7th and we will
 5 interview applicants prior to the April 14th meeting. Any current alternates whose term expires
 6 should notify Ross or the Chairman if they want to retain their status.

7
 8 Chairman Belair asked for a motion to reinstate Linda Harvey. This was an oversight.

9
 10 **MOTION by Mr. Hatch to reinstate Linda Harvey for 3 years.**

11 **SECOND by Ms. Donovan.**

12
 13 **VOTE ON MOTION: 7 - 0**

14 **UNANIMOUS**

15
 16 Mr. Graham asked, does he need to fill out a new application?

17 Mr. Moldoff said he thinks so, and he can email Chris a copy.

18
 19 **MOTION by Mr. Banks to adjourn.**

20 **SECOND by Mr. Pelletier.**

21
 22 **VOTE ON MOTION: 7 - 0**

23 **UNANIMOUS**

24
 25 The meeting adjourned at 8:38 p.m.

26
 27 For further information, kindly refer to the videotape dated 3/12/2020, located in the Planning
 28 Office.

29
 30 Minutes by: Susan Strugnell, Planning Board Recording Secretary

31 Approved: Planning Board

32 Date: