

September 20, 2016

Case # 466

Approved 9/26/2016

Tom Swift, Mark Howard, Bob Theve and Alicia Gettman were present.

16 observers also present.

Mark opened the hearing by informing Jeff Lewis ( agent for Zimmerman) that because there were only 4 members present it could cause a tie and he had the option to continue to another date. Lewis was willing to proceed so that he could get input from those present.

Paul Zimmerman applying for a Special Exception concerning 3.6 of the zoning ordinance. He wishes to build 4 storage units at 181 Middle Rd in the MDR zone.

Mark proceeded with the particulars of the hearing.

Lewis explained that applicant would like to build four self-storage units at 181 Middle Rd. adjacent to the Fire Station. It is zoned MDR and is allowed by Special Exception. The parcel is 2.9 acres with 300' of frontage. There is about a 35' fall from top of the lot to roadway. There is a small wetland that drains into a culvert that goes under Middle Rd. The project will need DES and DOT approvals and Planning Board approval. Lewis had color plans that he handed out. This facility would be similar to the one built at Clark Plaza in the last year. 40' wide with a total of the 4 of 21,000 square feet. The longest building would be 160' and the shortest one 100'. The buildings would be staggered front to back of the property and probably built in phases.

The wetlands would be rerouted with a retention basin and then into the culvert. There would be no more impact across the street.

The units would be entirely cold storage, no heat etc. No outside storage. They meet all setbacks, the lot coverage would be just under the 25%, assuming the full use of the porous pavement. That would be done exactly for the Planning Board. One access driveway. The pavement surrounding the buildings will be porous so that water drains through it, the entrance driveway would not be impervious. Lewis was asked if the porous deteriorates? Not if it is maintained, vacuumed twice a year like storm water drains. The DES will look at it for the right soils and they will give a permit for storm water runoff. All storm water management plans have to be inspected 2 time a year. Porous pavement is now very commonly

used. MVSB and KRHS use it. There will be screening in the front along Middle Rd. could be fencing, trees, or a berm. The DOT will give a driveway permit, the site view looks very good from the proposal.

Low impact use, not visually offensive, not much traffic, quiet, only lighting on the building would be down cast. There would be no poles with lighting, non for the driveway.

Bob asked if there is any policy for storage of hazardous material's? Lewis was not sure would find out. Bob wanted to make sure Town was held harmless.

Tom asked about the height? Maybe 15', metal construction, 8' door.

Lewis reviewed the 6 questions asked for a special exception;

# 1 standard provide by the ordinance. Yes it is allowed by special exception.

# 2 No hazard to the public or adjacent properties. The facility will not allow for storage of hazardous materials and all storage will be inside.

# 3 No detriment to property values in the vicinity. The property is within a mix of current uses, residential and commercial, the Town Fire Station Safety building is adjacent. Low traffic, one access, all driveways and parking area's will be paved to eliminate dust. The proposed project is compatible to the existing neighborhood.

# 4 Traffic hazard. Low traffic generator as per national average for a storage unit of this size. Shoule not cause a hazard.

# 5 Excessive demand on municipal services. Should not have any impact.

# 6 increase in storm water runoff. There will be a comprehensive set of engineering plans done for the Planning Board Site plan which will include the porous pavement and something for storm water runoff.

Mark asked about hours of operation. Could be open 24 hours, no gate at this point. Alicia then asked if there would be any residential unit for an office? No. What would on site oversight be? How would it be enforced?

Gary Hammer, abutter, asked about control in the middle of the night? Hazardous materials, He felt it was impacting the neighborhood because there was once a house there and now 100 units! What would be the cut into the land? Lewis: about 15' or so to the top. Hammer salt the parking? Because of the porous pavement not as much ice build up. Hammer thought salt would get into the ground and leach to the neighbors from the culvert.

Abutter Keith Rogers asked about fences or trees? How tall would the trees be to hide the buildings? Lewis replied that they would not hide all of the buildings. He also commented that all drainage and wetland impact would have to be approved by the State and the Town.

Mark asked if they had applied to the DES yet? No not until going to planning board.

Abutter Tetherly felt it would lower property values. Lewis responded that he was not an appraiser or engineer so could not answer what impact it would have on values.

Paul Matlock felt it might be safer if no lighting and that way if someone was in there in the night it would be seen.

Max Ledoux asked the board, if the criteria is met then do they have to approve? Mark Yes. LeDoux felt because of his NY city experience it would affect values.

Rogers felt there was no need in Tuftonboro and he does not like porous pavement, just an opinion.

Mark again explained the process of a special exception.

LeDoux again asked about the cars in and out. Lewis again explained the National average is about 54 per day 5 in the AM and 5 in the PM.

Hammer asked LP gas tanks? Lewis will look into it. No different than a at home situation. Lewis asked for a continuation so if anyone wanted a site visit and for him to have time to get some of the concerns addressed. Appraisal? Yes. Sara Matlock felt that if there were designs for the buildings and how they would look from Middle Rd, that would be helpful.

Faye Frederick read from Tuftonboro's Master Plan some of Chapter 5 concerning Ctr. Tuftonboro area and that it is considered the Town center and has the greatest number of uses and encourages a mixture of development types. The structure could be more appealing with white clapboards etc.

Lewis asked again for a continuance, he now has some idea's of what is needed, maybe less units, gates etc.

Bob Theve moved to continue to October 4<sup>th</sup> at 7:00Pm at the Town House. Alicia seconded. All in favor. Hearing adjourned.

Alicia made motion to accept minutes of case # 465 as written. Mark 2<sup>nd</sup>. All in favor.

Meeting Adjourned

Jackie Rollins, Secretary

