

Carroll Planning Board  
Meeting Minutes

May 5, 2016

“These minutes of the Town of Carroll Planning Board have been recorded by its Secretary. Though believed to be accurate and correct they are subject to additions, deletions and corrections by the Planning Board at its next meeting when the Board votes its final approval of the minutes. They are being made available at this time to conform to the requirements of New Hampshire ~~RSAs~~ RSAs 91-A: 2.

**Members Present:** Chairperson Ken Mills, Richard Krapf, Bonnie Moroney, Selectman’s Representative Brian Mycko, Michael Hogan and Donna Foster.

**Members of the Public:** Dave Scalley, Evan Karpf, Ron Wareing, John Foster, Yatil Patel (new owner Foster’s Crossroads), Greg Hogan, Ed Martin, Jeanne Stapleton, Mr. and Mrs. Gamache and Paul Busiere (arrived 7:20).

**Minutes taken by:** Rena Vecchio, Secretary

The meeting was called to order at 7:00 PM.

**Pledge of Allegiance**

Dave Scalley was first on the agenda and asked the Chairman if he would please allow the Foster's to go first for their Public Hearing. **Michael Hogan made a motion to: allow Donna and John Foster to be allowed to go first for their Public Hearing. Brian Mycko seconded and the motion passed with 5 ayes and Donna Foster abstained.** Donna Foster then recused herself from this discussion and ~~Public Hearing~~Hearing, as it was she and her husband presenting the ~~supplication~~application for the new owner, Yatil Patel.

Michael Hogan informed the Chair that ~~he~~the Chair had forgotten the minutes item on the agenda. **Bonnie Moroney made a motion to: accept the minutes of April 6, 2016. Richard Krapf seconded. When asked if there was any discussion before the vote. Ken said he had some corrections/clarification, which he reviewed with the board. A copy of these corrections/clarifications will be attached to the minutes. Additionally,** ~~and the motion passed unanimously.~~ Chairman Mills ~~opened the meeting for discussion of the minutes for changes or corrections.~~

~~Ken Mills had sent corrections/clarifications to the secretary of the April 6<sup>th</sup> meeting (hard copy will be attached to the minutes in the office).~~

Dave Scalley approached the board. ~~He~~Dave said there had been a 35-minute discussion at the April 6<sup>th</sup> meeting and he had watched the DVD on the meeting several times. He felt that there just was not enough in the minutes about that discussion and how the motion that was made and passed that night came about. He handed the Chair a letter he wanted to be read. Ken Mills read the letter (hard copy will be attached to the minutes in the office). Mr. Scalley asked the board to have the entire 35-minute dialogue in its entirety be reflected in the minutes.

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The Chairman told Dave Scalley and the public that a lot of this was going to be discussed tonight in the meeting and he didn't want the board to get bogged down right now and then have to discuss it later.

Richard Krapf made the suggestion to table the minutes. **Bonnie Moroney made a motion to: table the minutes of April 6, 2016 to be addressed later in the meeting. Brian Mycko seconded and the motion passed with 5 ayes and Michael Hogan abstained**~~abstained~~, **as he was not at that meeting.** The board's intent is to bring this up in the meeting tonight when the issue is addressed later.

Next on the agenda was Foster's Crossroads for a Site Plan Review for a new canopy and gas pumps. The Chair told the board we are looking for completeness of the application; fees paid, ads and abutter notices sent out. The secretary said yes but she wanted to make the board aware of a mistake she had made. An abutter had let her know that his letter stated the meeting for the Foster's application stated Thursday, May 2, 2016 instead of May 5, 2016. She had called the abutters and spoke to all but two of them. She told the abutters that she would be sending a certified letter stating that they understood this was not done with any malice. They were to sign the letters, if they believed so and send them back to the PLBD. All the abutters the secretary she had spoken to had no ~~problem~~ issues with that resolution to the error. The notice sent to the Democrat stated the correct date.

Michael Hogan wanted to know why some of the "Submission Requirements" in the application were not filled out. The Chair said he wanted to ask that also. Donna Foster said that they had received some of the items since they had filled out the application. In fact, she had a couple of sheets of corrections she handed to the board. The first sheet to be corrected was the front page of the application naming Donna and John Foster as owners of the property. As of April 25, 2016, Yatin Patel is the Applicant/Agent and the owners are Nirali, LLC. The second sheet she handed to the board was a copy of the approval for a Variance for Setback Requirements from the ZBA. Yatin Patel was at the meeting and asked for the Foster's to represent/speak for them tonight.

The Submission Requirements as listed on the application (changes only):

- Page 2, Total acreage..., 2.85acrea 's
- Page 3, Location of all buildings..... ZBA dealt with that
- Page 3, 100 year flood..... John Foster told board a year or so ago, someone put a corner of his property in the flood plain. He has hired an engineer and he is looking at it and will probably be removing it from the flood plain, until then, the new owners are paying for flood insurance. They are 35 feet above the flood level. They believe it is a mistake because they were never aware that the corner had been put in the flood plain. All of the tanks have been dealt with to survive a flood. The State of NH already dealt with a Site Plan and they have dealt with all of this.
- Page 4, proposed provisions for fire..... They have 2 master kill switches. If they go 24 hours for the gas pumps there are different regulations that the state requires.
- Page 4, Architectural drawings..... Changed from N/A to X as it shown on the maps (change of size of canopy and gas pumps).

The Chair asked if the board had any further questions on the application. There were none. **Bonnie Moroney made a motion to: accept as complete, the application for a Site Plan Review for Foster's Crossroads, 21 Riverside Drive, for Yatin Patel and Nirali, LLC. Brian Mycko seconded and the motion passed unanimously.**

The Chair opened the meeting to Public Hearing. John Foster said the State mandated the installation of new gas tanks or the gas pumps would be shut down. The State had their own Site Plan Review and then they went in front of the ZBA for a Variance on the Setbacks. They are now here to do the Site Plan for the Town. The new owners will have a lot more to offer the town.

The Chair asked if the board had any questions. There were none. The Chair said that if the public had any questions he would take ~~the~~ down