

**Town of Boscawen, NH  
ZONING BOARD OF ADJUSTMENT  
Boscawen Municipal Complex**

**MEETING MINUTES – Draft  
Tuesday, May 24, 2016 at 7:00 PM**

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Members Present: Dr. Gail Devoid, PhD, Chair, Douglas Supry, Edward J. Cherian Jr, Tracy Jo Bartlett and Ann Dominguez.

Member Ex-Officio: Roger W. Sanborn.

Others present: Kellee Jo Easler, Planning & Development Community Assistant, Alan Hardy Planning & Community Development Director, and Rose Fife, Recording Secretary

Meeting opened at 7:05 pm.

- Roll call by Secretary
- Welcoming of New Alternate Member – Ann Dominguez
- Review and Acceptance of draft minutes – Motion to accept the Minutes was made by Douglas Supry, seconded by Edward Cherian and passed by a unanimous vote.
- Nomination for Chair and Vice-Chair – Roger Sanborn nominated Gail Devoid for Chair, and Vice Chair to be Douglas Supry. Mr. Supry wanted to nominate Ed Cherian as Vice Chair. Mr. Cherian is willing to accept the nomination. Motion by Roger Sanborn, seconded by Tracy Jo Barlett and passed by a unanimous vote.
- Gail Devoid Invitation for continuing on ZBA. Dr. Devoid's appointment is good through June 30, 2016. Dr. Devoid accepted the invitation. Alan Hardy stated that her term is coming up and asked if she would like to be recommended that she continue as ZBA. A motion to recommend that Gail Devoid continue on the ZBA was made by Doug Supry, seconded by Ed Cherian and passed by a unanimous vote.

**Old Business**

None.

**New Business**

- **Application for a Special Exception from Article 4, Table of Uses, Commercial to allow a Child Day Care, Home Based, submitted by Catherine Steenbeke of 4 Bluebird Lane, Boscawen NH 03303, owned by Janice Steenbeke, Trustee of the Janice Steenbeke Trust, 8 Bluebird Lane, Boscawen NH 03303 with the location of the property at Map 81B, Lot 2, 4 Bluebird Lane, in the R2 zone.**

Catherine Steenbeke testified. She has been watching 3 children at her home for the last year. She would like to expand her business. She'd like to have a state license. According to the State of NH she needs the Town's permission. Gail Devoid asked how many children she would have there. She said the State allows 6 under school age and 3 above. A maximum of 9 and 3 additional before and after school. So not more than 6 full time children. Gail Devoid reiterated that there would be 3 before and after school and 6 full time. She said correctly. Her hours will start at 6:00 am for full time; 7:30 am for part time. Her pick up time is 5 pm.

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Gail asked how many acres. (1.5 acres. Walking into her home she has a playroom. She has a 4 bedroom home. She has a very large living room area. She can divide half of that up into a playroom. She wants an inside jungle gym so that they have a play area in the winter.) She uses 3 of the upstairs bedrooms as nap and rest. She has beds in the sleeping area for all the children. They have a bathroom they can use. There is a cleanup area.) Gail asked her to show the area on her diagram. (Kitchen is used for lunch or cooking projects. The dining room is the other play area. Outside area is not completely fenced in yet, but she is working on it. She doesn't have a pool and her neighbor's pool is all fenced in.) Gail asked how many years she has been doing this. She said a year. She has a bachelor's degree in early childhood education. She would like to do this at home.

Tracy Jo Barlett asked where the 3 school kids will go in the summer. Catherine Steenbeke said she didn't have them yet, but they would go to Boscawen Parks and Rec program. Ed Cherian asked Alan Hardy and Kellee Jo Easler about the 3 categories in the Table of Uses and where Ms. Steenbeke fell in those three categories. Is it the first one, child care home based. Kellee Jo Easler said yes and she will also have to have a fire inspection for life safety and an inspection from the health officer. Catherine Steenbeke said she also has to get finger printed by the state along with anyone in the house over 17 years old. Alan asked when she thought she'd have her State license. She said that this was her first step. She'd like to get licensed by the end of June at the latest. Doug Supry asked if the finger print process was part of a background check. Catherine Steenbeke said it was. They do a criminal record check, sexual offense list and there is an FBI one but she's not sure if she needs to send that one in. She will go to the State DMV to get those checks done. Ed Cherian thanked her for coming to the Board as a lot of child care centers aren't coming before the Board when they should.

Abutters in favor: none.

Abutters opposed: none.

Members of the public in favor: none.

Members of the public in opposition: none.

Chair Devoid closed the hearing.

Roger Sanborn said Ms. Steenbeke has everything in order and made a motion to approve the request which was seconded by Supry and passed by a unanimous vote.

Ed Cherian asked if this is something that runs with the land and/or does it stay with Ms. Steenbeke. Mr. Sanborn asked Alan Hardy what they can do. Alan Hardy said that there were changes that allow the ZBA to make exceptions. Gail Devoid said the motion has already been passed as it stands. Roger Sanborn said that his intent was that it was granted to Ms. Steenbeke specifically and not to the land lot. Alan Hardy said that would be the way it goes – her with her address. The intent was for the special exception to be granted for the applicant.

**• Application for Variances for relief of the following: Article V, Lot Dimensions & Area, 5.01 Table 2-Lot Area Less Than Required; Article V, Lot Dimension & Area, 5.01 Table 2-Coverage Limits More Than Allowed; Article VIII, Off-Street Parking Requirements, 8.01 Table 3-Less Spaces than Required; Article VII, Sign Regulations, 7.05-Sign Size In Excess Of Area Allowed & 7.08A-Second Sign In Excess Of Area Allowed; Article XXIV, Outdoor Lighting Ordinance, III, Outdoor Lighting Design A.-Lumen Output & B.-Sign Distance To Property Line & H.-No Internally Lit Signs, submitted by Lisciotti Development Corp of 83 Orchard Hill Park Drive, Leominster MA 01453, owned by Peach Pond Trust, Martha Crete Trustee,**

**100 River Road, Boscawen NH 03303 with the location of the property at Map 81A, Lot 42, Boscawen NH, in the COM zone.**

Gail Devoid noted that there were two people on the list of abutters who did not respond. She also noted that the Town has followed the regulations to the best of their ability and they are willing to re-notice. Austin Turner said that they would like to go forth with their request.

Austin Turner of Bohler Engineering testified. Also available to testify was John Scribner, Lisciotti Development.

Austin Turner testified. They are proposing a Dollar General retail store located on King Street. This is a Commercial District, where retail use is allowed by right. The property existed prior to the dimension requirements for the commercial district so the property has less square footage than is required with the current Ordinance. He noted a letter from Alan Hardy that was sent out. They no longer need to pursue a variance for minimum lot size as the lot is non-conforming and is grandfathered, per Alan Hardy. They will be compliant with town and state with store management. They are talking with the State about the Driveway Permit application. First point of relief was for lot coverage. The Zoning Ordinance for this zone says that a maximum of 40% of a lot area will be allowed to be covered by impervious surface. They are asking for 50% lot coverage. If the lot had the 80,000 s.f. required, their lot coverage would only be 35%. It is an existing non-conforming lot and they cannot control that. It is not contrary to public interest as the zoning provisions allow for a lot that is smaller than required. If the lot existed with the required square footage they would be within what is allowed. The Spirit of the Ordinance will be met as they meet the spirit of the intent, in their opinion. Substantial justice would be done as the Zoning Ordinance identifies this area of town and this lot for this type of development and would be allowed by right. The values of the surrounding properties would not be diminished because the town has identified this property for commercial development and this is a commercial project. Literal enforcement would result in unnecessary hardship because their project is similar to existing projects in that area. The proposed use is reasonable as it is a use allowed by right in that zone. This is for their open space request.

Gail Devoid would like to ask questions as they relate to each request. Her first question is how they determined 30 parking spaces would be enough for this project. Austin Turner said that the study of other Dollar Generals show about 10 transactions an hour and that generally means that the parking lot will have 5-10 vehicles in their lot per hour. There is a Dollar General in Hillsboro and the company measured the parking demands at that location which was 16 vehicles and at the peak it was 23 vehicles. The trend throughout the United States is 25 to 30 vehicles. This is the need that they were seeing. They are asking for 30 spaces where the zoning regulations require 46. They don't want to build more pavement than what is required as realistically they wouldn't be filling them. Gail Devoid asked if that were true during the Holiday season and Mr. Turner said yes. Gail Devoid asked if they did a traffic study. Austin Turner said no. What they typically do is work with DOT first and then they do a Traffic Impact Assessment with DOT. They determine how many trips are generated during specific times of the day. The anticipated traffic for a Dollar General at this location is significantly lower than the DOT would require for a full traffic study. So far the State has not required them to do a full on traffic study. Gail Devoid asked if it were a one story store. Austin Turner said yes. Gail Devoid asked how high the building was going to be. Austin Turner said 19 feet to the top, which would include the limited parapet above the roof line.

Sign variance: Austin Turner stated that they are proposing 2 different signs. The town's Ordinance allows for up to 40 s.f. plus an additional 20 s.f. on the building. What they propose is a single freestanding sign that would be approximate to the road and roughly 5 feet tall by 10 feet wide or a 50 s.f. sign. This would exceed the Ordinance by 10 s.f. The sign would be 20 feet high from the finished grade of the ground. Gail Devoid said that it would then be a foot above the 19 foot building height. Mr. Turner said that was correct. Tracy Jo Bartlett asked if the trees in front of the lot would be cleared. Austin Turner said he may have to do so in order to accommodate site drainage. Gail Devoid asked about the illumination of the sign. Austin Turner said it's

proposed to be internally illuminated. Gail Devoid asked if it would blink. Austin Turner said no. It will be on when it's dark and then typically on an hour or half hour after store closes.

Mr. Turner said that their standard hours of operation are 7 days a week 8 am to 10 pm. Gail Devoid asked if the lights will be on until 11 pm. Austin Turner said yes. Gail Devoid asked about the height of the sign and whether the sign would be compliant with the "Dark Skies" ordinance. Austin Turner said that Dark Sky compliant is when you don't have the up-glow of the light. This sign does not have lighting upward. It won't be invasive. It will be a back light on the lexicon panel. Not overly bright illumination. Gail Devoid asked if they would have a 20 foot sign out by the driveway and a sign on the store. Mr. Turner said that was correct. Gail Devoid ask if that is also illuminated. Mr. Turner said it was in a similar fashion to the freestanding sign)

Roger Sanborn asked about the grades – preparing the site. He asked if they were proposing to remove trees. Mr. Turner said that they are not as of yet. They are fairly limited in terms of being able to grade. So they are probably clearing close to the property boundary. They will have a storm water basin also close to King Street. Alan Hardy asked where the retention/detention is going. Mr. Turner explained. The basins will be hydraulically connected and provide treatment of ground water. Mr. Sanborn asked if this would be a problem to the neighbors. Mr. Turner said no. Typically when they design they design to town and DES standards. They look at a number of storm events. They design to DES levels. They design up to the 100 year storm events. Alan Hardy stated that DES requires that systems be built to detail/retain water on the property. Roger Sanborn asked if this is a storm drain there you can utilize? Mr. Turner said that there is a storm structure out on King Street. Most of the water makes it out into the direction of King Street. It flows northwesterly in a southeasterly direction. Doug Supry noted that it looks like some of the parking will not be on flat ground. Austin Turner stated that that was correct. They envision that the facility will largely be at street level. It needs to meet ADA requirements. They will incorporate a landscaping plan. Gail Devoid asked if the parking lot will be level. Mr. Turner said yes, but it may be a foot or two difference across the parking lot but it will not be visible to the naked eye. They go halfway back with their grading. Doug Spry asked if this would affect the sidewalks. Will there be walls there. Austin Turner said he envisions short landscaping walls to make the grade differences up. Gail Devoid asked if they were not expecting floods as they dug into the hill. Austin Turner said that if he does his job properly he will have big enough holes in the ground to release it at the right rate. Ed Cherian asked where the septic will go. Mr. Turner said he might mound it and put it on the back of the hill. He now has an idea where storm water is so now he can find an area for septic and will do test pits. Ed Cherian asked where loading docks, snow dumps etc. be located. Austin Turner said the operational component will be in the back northwest side of the site. There will be a delivery once a week Monday morning before store opens, not early. The vehicle will come in and back into loading area. The trash enclosure is screened with a solid fence and located near the loading area. DOT requires that they prove their loading area. Ed Cherian asked about the lot coverage and the reference to the impervious coverage in terms of whether retention/detention areas are included in that percentage. Mr. Turner said no. Ed Cherian asked about the sign variances. Austin Turner said that for lighting the sign, the light height is capped at 20 feet or goes down in height as you get closer to the property boundary. Gail Devoid read the formula. Austin Turner wants to limit the amount of lights on the site so they are proposing to cap the light poles at 20 feet maximum. There are going to be light poles closer to the property line. Ed Cherian asked if it was a 10 foot setback. Alan Hardy asked if they are asking for 5 feet. Alan Hardy is not clear on that either. How far from the front property line will they be. Austin Turner stated that that part of the Ordinance is referring to the sign, but not the light poles. The Ordinance allows 20 feet tall. Austin Turner asked Alan Hardy what the sign setback was. Alan Hardy said 10 feet from the front edge of the cabinet. Austin Turner said the cabinet would be 10 feet inside the boundary. Alan Hardy said that would be compliant. Ed Cherian asked if it were greater than 1800 lumens. Mr. Turner said yes. That equates to a 100 watt light bulb. He doesn't want to do that.

Ed Cherian would like to see the formula filled in. Alan Hardy said a lighting engineer can lay out the lighting. Somewhere in the process that can be requested so that we have a layout of how he will install lighting on the property. Ed Cherian wants to see the proposal go through the formula. Austin Turner said he would walk

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through that. The formula says  $3ft + D/3ft$  where D is distance to the property boundary. Chair Devoid used the formula to calculate that if 10ft is the distance to the property line,  $3ft + 10/3$  equals  $6 \frac{1}{3}$  ft. Ed Cherian wanted to see what the formula would yield so that they can see the magnitude of the variance they are asking for. Austin Turner went over the site plan and did an overview. They may have lights off the back edge of the pavement. Gail Devoid went over the formula in the Ordinance with him. 1A of Lighting Variance is a lighting level greater than 1800 lumens. 1B is doing the height. They would like to cap the lighting at 20 high maximum. He may not use that amount though. He will provide it to the Board. All lights proposed are cut off and shielded. They don't have a halo that goes up. Good lighting up front but cuts off like a wall in the back. He's looking for the Board to cap the box of what he is able to work within. Alan Hardy said that when you see the photometric math you will see what he is going to do. Alan Hardy also said what it anticipated, he believes, is more space. There is cost getting closer to the property line. Now you are trying to combine the two on a smaller lot. Ed Cherian asked if these are the standard lights that Dollar General uses. Have you done modified or smaller lighting for other cases? Austin Turner said that in certain instances they have. Ed Cherian asked if they have you done signs that are not internally lit. Austin Turner said that they had, but he hasn't done 6' lights for an entire parking lot. Alan Hardy gave an example of the lighting of Shaw's on D'Amante Drive in Concord. Ed Cherian wanted to ask about the lot size. The application says 58,019 s.f. Did they survey the property? Mr. Turner said they had. Ed Cherian wanted to have the history of the lot being the smaller size and the letter Alan Hardy submitted. Alan Hardy said that Article V is the footprint of how the Planning Board would create a new lot. If someone were to take a 20 acre lot and break out a minimum lot in that zone, that's what Article V does. Austin Turner said the lot size creates a lot of different hardships. Alan Hardy said Article V has been used for the creation of new lots not for regulation of existing lots. Ed Cherian asked if it had been subdivided in the last year would it have been disallowed. Alan Hardy said that the minute that the Planning Board approves a lot it then becomes non-conforming, if any of the ordinances change in the future. Once the lot is a lot of record, it's legally non-conforming. Ed Cherian asked if there were a number of lots on King Street in the same situation. Alan Hardy said he believes so. Alan Hardy handed out a map showing lots. Ed Cherian suggested a formal vote on this interpretation that this is a grandfathered lot. Gail Devoid feels a site visit would be appropriate too. Alan Hardy stated that once Article V doesn't apply then Article IX would apply. Ed Cherian asked how a grandfathered non-conforming lot size affects the regulations on maximum lot coverage. Is it handled on its own merits? Alan Hardy said that the percentage is driven by the maximum lot size. Ed Cherian asked if this is a hardship variance vs. a 'nice to have' variance. He went on to discuss the impervious surface issue. How broadly has it been applied in the past? Gail Devoid would consider it landscape. But it looks like it's the parking lot, the store and the sign. Ed Cherian asked if a leach field would count as impervious surface. Alan Hardy said that the Board makes that decision, but he wouldn't count it as a structure. Ed Cherian asked if they knew of any instances where the town included grassed areas as lot coverage. Alan Hardy said that the only other place they've worked with it is the funeral home. They ended up not paving as much. Ed Cherian asked if it was a nonconforming lot as well. Alan Hardy said they did a variance for the parking lot. Gail Devoid said it was a long, narrow lot. Ed Cherian asked if the maximum coverage is assuming the parking variance is granted. Austin Turner said yes. Ed asked if the max coverage was granted and the parking lot number was not, what then. Alan Hardy suggested they do the parking variance first. He also suggested that the Board take their input separately so that when the public testimony is coming in, it comes in at the issue at hand. Ed Cherian asked if they could describe the relationship between the owners/applicants. Austin Turner stated that the Dollar General is the tenant. Lisciotti Development is Mr. Scribner's company. This is a pretty Standard operating procedure. Ed asked if Lisciotti Development is the developer. He asked a few more questions about the hierarchy of the company names. Ed Cherian asked if he owns the land, permit and building and they lease. Mr. Turner said that was correct.

Tracy Jo Bartlett asked if they are approved, how soon they would want to be open. Austin Turner said that they need to go before the Planning Board and they need State Permits. There is a 4 to 6 month construction period. So possibly open by December 2016.

Abutters in favor: none.

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Abutters in opposition: Bruce Crawford, 357 Queen Street testified. He submitted written testimony. He thinks the Dollar General would be successful here as has the Cumberland Farms been. The parking is very important. The Planning Board noted one truck per week. When he goes to the Concord Dollar General, trucks show up on Saturday morning and the trailer can be up to 70 feet long so this area for their parking lot that would be used for backing in and turning around may not work. Backing in from King Street shouldn't be allowed. This truck could block 10 parking spaces. Saturday, at the Fisherville Road location at 10:30 am the process of unload/reload took about 2 hours. That 2 hour period the parking spaces would be useless. During that time 51 vehicles entered the lot. It was the day before Mother's Day when he was there. At one point 24 parking spaces were used. Many different vehicles came in and out, i.e. Pepsi, Coca cola, etc. Their proposed 30 parking spaces will not be enough. Photo #6 in his packet shows the dumpster enclosure. The Hydraulic tail gate is another 10 feet long. The dumpster enclosure should be big enough to keep wired containers that they leave filled with cardboard. He drew the truck size into the parking lot proposed in Boscawen to show how much space would be taken up in the parking lot. The grading is an issue. Lighting – 20 feet of light is too much as there is home right next door. This use doesn't fit. It's an allowed use and if the building were half the size there would not be an issue here. Gail Devoid noted the side slopes are not shown and it appears there is no place for snow. Austin Turner said that they will make accommodations for the snow. Austin Turner said that there will be an open area in the back and they will grade out a flat spot where they can push it through. Those are their thoughts now.

Elaine Clow, who owns 357 Queen Street. She wanted to speak to the parking, grading and impervious surface. 10/22/87 a map was done of the old plumbing and water works of 1770-1893 when Penacook Boscawen water precinct went in. There was plumbing on her front lawn. The water came from springs up on the hill. She has water problems on her property now. If there is any rain of significance they have a lake in their front yard. They have Spring Houses. Her property never had a well on it, it was always spring fed. Water finds its level. Roger Sanborn said everyone on King Street had private water supplies coming across the road.

John Colter of 329 Queen Street spoke. He had to do something as they had a foot of water on their property this spring. Gail Devoid said he hadn't been recognized to speak. Elaine Clow agreed to yield the floor to Mr. Colter. Dr. Devoid asked him to identify himself to continue with his testimony. He complied. He had to put his own drainage system in this year. It is all ledge. He lives in a 1783 house. He always has water in his basement. With trucks coming down off the hill and all the blasting up the road from his home it breaks the ground and loosens the rocks and you get water down through. Dollar General will create problems on the traffic flow also. It takes 10 minutes to get out of Queen Street as it is.

Andy Newcomb, 171 King Street. He has been a Boscawen resident for about 10.5 years. He is a police officer and Lieutenant for the State Prison. He's surprised at how unprepared the applicants are and how a number of issue are up in the air. They do not have concrete information to present to the Board. And as an abutter he hasn't received a letter. The town has done their diligence. Dollar General hasn't approached him at all. He feels this application should be specific if it is going to be voted on. He drives Fisherville Road every day. That store has a lot of volume. He noted that the stores are concave at their entrance. His residence is right next door and he is going to be flooded with fluorescence lights coming out of that interior lighting and entrance lighting. It's offensively bright. There is no traffic study but they want the ZBA to vote. He feels that they should submit one so that we can vote on and make an informed decision. What are the facts, what are the numbers? The lumens are not noted but they want a positive vote. Short landscaping walls – he would encourage the board to do a site walk and he will walk it with you to show the Board the slope. There will be a lot of earth moved out of that property if brought to street level. No septic plan was presented. If the engineer doesn't know then who does? Gail Devoid said the Planning Board will address those issues. Mr. Newcomb said that one delivery a week is grossly inaccurate. Dollar General prides themselves on being a "general" store. The light poles are going to be there. The property values – where is the evidence that shows that they will not decrease. "This lot creates many

hardships” is what they say, he suggest that they find another lot. He has flooding in his front yard also. He has 1.3 acres and a large front yard and he has an underground garage.

Gail Devoid noted that this meeting will probably continue and if he would like to speak again they will give him an opportunity.

Beverly LaCoy, 351 Queen Street who is an abutter. She agrees with Bruce, Elaine and Andy and would like to reiterate their problems. She'd like to enjoy her backyard but they won't be able to. What about the crime element? She's not in favor.

Ford Pearl, DCT Properties – owns residential property behind this lot. The town rezoned that whole area up there and it is now all residential. Therefore, the lighting, water and traffic is all a concern. Possible shading, fencing, anything to get more separation would be his concern.

Public in favor: none.

Public in Opposition: Lorrie Carey, 151 King Street. The water is a problem, not only where they would like to go. There is inefficient drainage on King Street. They have had two 100 year storm events in the last 5 years. Small businesses on King Street have been held to the parking standards. Observing and having lived on King Street for about 15 years, other businesses on King Street all have horseshoe shaped driveways where trucks can get in and out. Trucks do take up parking spaces. Traffic impact – residents cannot get out of their driveway from 4:30 to 9 am and 3-7 pm. They have had a number of serious accidents at the intersection of King and Queen Streets. The store opens at 8 am how early will the truck deliveries going to be there? The light spillage is a concern. The noise, idling of trucks and air pollution of trucks. Lights bounces off of asphalt pavement, etc. She encourages a site walk on King Street at night. She is not in favor of this type of commercial use at that corner due to traffic impact.

Ed Maloof, 55 Daniel Webster Highway. He knows that they have had a lot of water problems on King Street over the years. DOT had come in and revamped the collection system. The run off will not be handled very well. The Zoning Ordinances were voted on at town meeting over many years. When the ZBA and Planning Board were first put in place they were given the opportunity to use the ZBA and Planning Regulations to benefit the town. This many variance requests is a lot. He doesn't think it is within the purview of the board to want to grant this many variances to the zoning rules. The applicant should go back and rethink his position and the extents of the building and the ZBA should look at limiting the amount of variances given for any one project. This store is much too big for where it is going.

Bill Devine who bought Art Association property at 150 King Street in 2010. The house sits 220 feet from the road. The lighting of King Street is a problem. This is a size 10 foot stuffed in a size 2 shoe. All the variances, with one exception, are a direct result of an inadequate piece of property. His bigger concern is the nature of the town, the integrity of the town. The lighting proposed is nothing short of an abomination. They want to exceed the lighting ordinance by 25%. Dunkin Donuts doesn't conform and they are grandfathered and they were there when they bought his property. Signage on the building would be exceeded by 400%. The Zoning Ordinances are there to protect the integrity of the town and investments of property by homeowners. If this is granted, this will change the nature of King Street and of Boscawen and you can't go back. He'd welcome Dollar General if they met the Zoning requirements.

Gail Devoid said this application will be continued to the next meeting, with the testimony from the public left open.

A motion to adjourn the meeting at 9:10 p.m. was made by Roger Sanborn, seconded by Ed Cherian and passed by a unanimous vote.

Alan Hardy said this will be continued at the June 28, 2016 meeting at 7 pm.

Ed Cherian asked if they should they do a site visit. Alan Hardy said that a site visit is a public meeting of this Board.

Alan Hardy spoke to the public in the audience and said that they are being noticed that the hearing is on June 28<sup>th</sup> and there won't be a separate mailing. The Board will do a site visit. Gail Devoid suggests a separate night. Roger Sanborn said do it the same night and start at 6 pm. Chair Devoid then agreed.

Gail Devoid stated there will be a 6 pm site walk, and then the public meeting. The public can attend the site walk, but there will be no discussion allowed, except with the applicants and their representatives. Abutter suggested a night visit. Gail Devoid said no. Ed Cherian said no as they wouldn't be able to see general conditions of the property.

Alan Hardy noted that July 5<sup>th</sup> Bill Lambert will be here from DOT and they will be discussing King Street and the traffic for any who are interested.

*Respectfully Submitted,*  
*Rose Fife*