

## Haverhill Zoning Board of Adjustment

### Minutes

July 9, 2013

The meeting was called to order by Chairman Dick Guy at 7 p.m. A vote of attending members was taken to temporarily appoint Robert Roudebush as a board of selectmen's designee to the ZBA to fill the seat of Selectman Rick Ladd who could not attend the meeting.

ZBA member James Graham made the motion to appoint Robert R to the seat for the July 9 meeting, Dick G. seconded motion. The vote was unanimous.

Three members of the ZBA were present for the meeting representing a quorum. Those members were Chairman Dick Guy, James Graham and Pro Tem member Selectman Robert Roudebush.

Dick G. asked all those who were in attendance to sign in and offered agenda to those present.

The approval of minutes was delayed as they were not complete. Clerk Ed B. promised to have them ready for the next meeting.

Dick G. said the purpose of this meeting is to consider an application for a special exemption to the aquifer protection ordinance submitted by the Zaremba Group LLC, for property owned by Timothy and Karen Clough at 2964 Dartmouth College Highway, North Haverhill, NH. The property is further identified on the Town of Haverhill's tax map as Map 205, Lot 52. The applicants propose to construct a 9,100 square foot retail building with associated parking utilities, drainage and landscaping.

Ed B. said the application appears to be complete, fees had been paid, abutters had been notified by certified mail and the meeting date and time were advertised and posted in three public places. Ed B. also said the application comes with a driveway permit and a State DES approved septic design.

The board reviewed the application and on a motion made by James G., seconded by Robert R. the board voted unanimously to accept the application as complete.

Dick G. opened the public hearing at 7:04.

Jen Ziarengo, a consulting engineer for the applicant presented the proposal to the board. She said the existing vacant building, garage and sheds will be removed from the property and the store and other improvements will be erected on the site.

She said the applicants were before the board seeking a special exemption under the town's zoning ordinance 5.5.2 because the property is in the aquifer protection district.

Jen Z. said the current site has 48 percent impervious surface coverage and the proposed construction will create 44 percent coverage, resulting in a net reduction in the amount of impervious surface coverage.

She said the proposal will incorporate rain gardens to capture all the runoff water from the impervious surfaces. The rain water will be collected in three different areas. The rain garden sites will have slight depressions to collect the water and will have filtering material, bark mulch and vegetation to help filter surface water before it goes into the aquifer. She said very little water will leave the site.

She said there will be no manufacturing of any chemicals on the site and no storage of large quantities of motor oil on the site as well.

Jen Z. said the proposed new septic design has less capacity than what is on the site currently.

James G. asked about the math that went into determining the 48 percent impervious surface currently at the site. He asked if that included the number of sheds for sale on the property. Jen Z. said the calculations did not include those structures. She said the main building is 6,600 square feet and the garage building to the south is 3,186 square feet. She said there are other areas shown in gray on the plan that indicate other areas that are considered impervious as well.

Robert R. asked about recharging and what it means to this site.

Jen Z. offered a general description of aquifer recharging. She said any impervious surface prevents water from reentering the ground and replenishing the aquifer. She said the applicant proposes to collect and treat run off water, through the rain gardens and then put it back in the aquifer.

Robert R. said he appreciated the answer and appreciated the thoroughness of the application.

Dick G. said he had one question about the liquids in the building and how they might affect the aquifer if they were spilled.

Jen Z. said the building has floor drains with traps that would collect anything that might spill inside the building. She added there are policies that are in place to direct employees how to clean up spills as well. The small spills will be cleaned up with cat litter and sawdust. Any spills that make it to floor drains would end up in the septic system and no other place. And, there's only one floor drain, which is in the bathroom which has to be there.

Robert R. asked about the math that determines the proposed impervious surface coverage. Jen Z. explained the size of the roof of the proposed building and the paved areas are factors in the 48 percent coverage.

Robert R. asked how the rain water gets to the rain gardens. She said it will flow over the grass to the rain gardens. Slopes in the pavement and land will direct water to the rain gardens. The building will also have gutters and scuppers with riprap rock area to collect the water and direct it. Water will flow to the south side of the building and into the grass rain garden.

Steve and Sue Patten, who are abutters, asked if there was going to be any pavement between the roof water collection system and the grass rain gardens. Jen Z. said there was none planned. The Pattens asked about any fencing. Jen Z. said an existing fence on the north side of the property will remain and no other fencing was planned.

The Pattens asked about plants and trees and their height. Jen Z. described the plantings listed on the plan.

Dick G. asked if there were any other questions from the members of the public.

Ed B. said there was a letter from a concerned citizen regarding the proposal. He asked to read the letter into the record which was submitted by William and Lizzy Myers, 194 Kimball Lane, North Haverhill. The

Myers wrote to express their disapproval of the proposed store on the ground it might hurt well water systems, will create traffic problems and is not in character with the village.

The letter was made part of the record and will be kept in the file.

Dick G. asked if the board members had any additional questions. None were heard.

Dick G. closed the public hearing at 7:22 p.m. There was no need for additional conversation amongst the board members.

Ed B. distributed the written voting sheets to the board members and explained the voting process to the public. The application is 02-13

The voting sheets were completed and returned to the clerk with five affirmative votes on the three ballots meaning the special exemption to the aquifer protection district ordinance requested by the applicant was approved.

Robert R. thanked the applicant for a well presented application.

Ed B. said a notice of approval will be sent and he would let Town Manager Glenn English know about the results of the meeting.

In other business, there was some talk about the need for more ZBA members. Dick G. said he has mentioned to the selectboard and the town manager and it is an on-going problem. Robert R. said he would mention the need at the next selectboard's meeting.

There being no other business, the meeting was adjourned at 7:30 p.m. by a unanimous vote.

Respectfully submitted,

Ed Ballam

Clerk