

Newton Board of Appeals

2 Town Hall Road

Newton, NH 03858

MINUTES OF SITE WALK FOR RT. 110 DEVELOPMENT

SITE WALK INITIATED AT 8:50 AM BY MR. BILL GRECSAK, GRECSAK AND SONS

Bill Gregsak – Kicked off the site walk by introducing himself and shared the site plan for lot 27-7. Mr. Gregsak explained that the proposed lot is 5-600 feet from the nearest residence in Sargent woods. One of the other variances we are looking for is to do the construction within 50 feet of the wetlands. Bill also explained that they will be adding some drainage and an infiltration basin to the lot. Closest corner of the building is 53 feet from the tree line.

Unidentified gentleman wearing blue Carhartt shirt-The building will be mostly office space and there is a garage, which will be used for inclement weather unloading because he doesn't want to unload in the parking lot when its snowing or raining because its pretty expensive equipment he delivers for riggings so he would like to unload in the building.

Tricia McCarthy – We are 50 feet of wetlands. We must watch what we are doing here with the valuable aquifer and wetlands. We should be able to see all the corners of the building.

Alicia Geilen – Studies show that we should really have 100 feet, but the town made it 50 feet. Any closer than you are just asking for impacts to the wetlands.

Unidentified gentleman wearing blue Carhartt shirt- That is the reason for the site walk; so, you can see for yourselves that there is no way for them to physically see the building.

This building has the same variance requirements as we have down there. We are just trying to show what we asked for and received. This is the same situation with the 200-foot setback to residential. There is no property structure within 5-600 feet.

Bill Gregsak - This plan shows the 200-foot setback from the property line and you can see some of these buildings we want to put within the 200-foot setback but we want to show you as we are driving through Howard lane, just see what you can. The green is the edge of wet and around the wet is the 50-foot setback. And you can see we are trying to place as much as we can outside that 50-foot setback but we know that we are going to infringe in some places of that 50-foot setback and that is one of the variances we are asking for, for this project. The key one is the 200-foot, which is why we are driving down Howard Lane. The property has already been cut up to the 50-foot no cut zone on the property line.

Tricia McCarthy – On that building closest to the wetlands, what is happening behind the building to get to that 50-foot buffer and is there a stormwater management plan or are we doing this half-backwards?

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McDonough – Every single lot we must come in with site plans so you will have a chance. This is a conceptual plan.

Alicia Geilen – If the lots will be non-conforming lots, that is where I am confused because of the ZBA grants permission for non-conforming lots. If they do not make the 200-foot setback, they are not conforming.

Unidentified gentleman wearing blue Carhartt shirt- If you are going to enforce the 200-foot setback, you cannot put the road in.

Roger Hamel – The planning board has 3 applications and have begun the hearing process. One for the four-lot subdivision, which will take the big lot and make it into 3 smaller lots. The planning board has not yet taken jurisdiction of because they are still gathering information. The second application is for design and review of the big project. And the 3rd one, which we have not really done much with yet is the site plan for 27-7. Which we cannot approve until the subdivision is approved by Newton and Plaistow because of part of 27-3 is in Plaistow.

Bill Gregsak - So, what we are showing you, is what we like to do. All the drainage will be done in a separate application with the site plan. Our key concern today is the 200-foot setback and that is the reason why we stopped here because the property line is 50 feet behind the building and essentially what we did is we got the variance to put the building within the 200 foot setback.

Bill Gregsak - There is a 50 foot no cut zone and then there is 150 feet additional I can't even put in a fire hydrant. So, we are not just talking about buildings. Can I put in a light pole? No. Can I put in a garbage dumpster? No.

Bill Gregsak – This is all conceptual. This is not a design, this is what we would like to do and this is one of the first steps we want to take and we don't want to create a subdivision and come back for each one of these lots.

Unidentified gentleman wearing blue Carhartt shirt- We are not gonna come back 38 times, times 3. We are gonna do it lot by lot, all at one time. Obviously, they will all have different variances, but we are gonna do them all at once, so we are not coming back every week.

McDonough – What we are going to do is with the grey area, the 200-foot setback, we are going to ask for a master setback variance. And every lot will go into planning and they will review buffer and setback, conservation, lot lines, landscape, and lighting plan, etc.... If we had to come in every time, this would be going on for 8 to 10 years.

During the site walk behind Howard lane, a house on Howard Lane was visible.

Bill Gregsak – The key is that what we cut up to is the 50-foot setback and the 200-foot includes anything. So, it may not be the building, the building can be kept out of the 200 feet. We need a driveway, we need a septic system, infiltration...

Nancy from conservation – Nancy questioned why can't we do the variance for the road, and not the buildings being so close?

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McDonough– It would be part of the application. There would be no point in putting a road in if I can't build. Financially, it needs to make sense.

Bill Gregsak - We are trying to not come back, and we do each lot individually. That way, like I said, it's not just the building. The building goes up to about 70 feet of the property line. You can see here that the building goes up to about the 200-foot setback includes all my pavement, drainage, my leech bed, my fire hydrant, my driveway going to my building.

Alicia Geilen- Every lot that has that grey shading you are asking for 50-feet?

McDonough – When we come in with a site plan, it takes 6 months. 6 months times all these buildings, it would be 10 years and the ZBA would be worn out.

Bill Gregsak – Obviously, the other variance we are looking for is the 50-foot property line setbacks and that includes in between the buildings, we cant put any structure and structure means pavement, septic system, anything within 50 feet and we want that reduced, also so we can develop the lots.

I think we asked for 10 to 15 feet, we are being realistic. I mean, it is an industrial/commercial lot.

Chairman McElroy made a motion to adjourn the meeting at 3:30pm, motion carried.