

January 24, 2017

APPROVED 3/1/2017

Case # 474

Alicia, Tom, Bob, Amy and Mark were present.

Steve Hunter, 181 Middle Rd. seeks a special exception for two storage units.

Mark opened the hearing by asking the board if they felt this application was significantly different than the other application presented by Zimmerman on the same property. Yes, they felt it could be heard.

14 interested parties in attendance.

Mark then gave the particulars of a special exemption.

Steve Hunter presenting. He gave a brief history of the prior application and that this application is only on his behalf for his property. He felt having storage units was a good use of the property. It is in the MDR zone and a permitted use. He appreciated that most of the board had walked the property. He explained that the following had occurred in the neighborhood since he had bought the property, a fire station on one side with a larger footprint than the proposed storage units, the other side and back an approved storage yard for a landscaping business with a rental home and the owner lives in Wolfeboro, directly across the street is a heavy equipment shop with an apartment overhead and a business sign.

His proposal is for these 2 units to be 200' off Middle Rd, he showed on a plan the location. He would have a fence with gate, He would prefer a boulder fence rather than chain link. There would be one entrance with power at the gate, hopefully underground power but that would be up to the power company regulations. There is a gate on the property across the street. He felt this would be minor stress to the Town, no school issue, it is a State Rd. He has been to dispatch in Wolfeboro and talked to the dispatcher who has worked there for 14 years and asked about calls to the 6 storage facilities in Wolfeboro. To her knowledge she could only remember one call out and that was for a domestic theft.

No detriment to area property values, all businesses. Traffic count a nonissue. Fire dept. is much larger facility and 24/7. He felt a storage facility was something that is needed in this Town. This is probably the best suited lot in Town.

Mark commented that the prior objection was unrestrictive access. Steve would rather not have a restrictive time. Sunrise to sunset was suggested. Steve did not feel that would work. Tom noted that not many people use it after dark. Steve did not think restriction should be by the clock because seasons varies and the weather could be a factor.

He was asked what the square footage would be? 8000'. 24 units per building 48 total. No units on the end towards 177 Middle Rd.

Bob Theve suggested if he (Steve) was against hour restriction, have a gate with key. Steve said a gate will be on a pedestal with power.

Mark asked about the land in the back corner? Steve replied that that is where he would put snow removal. Mark asked about outdoor storage. No. Water and Electricity? No for both.

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Bob wanted to make sure the Town would be indemnified if any hazardous waste was left there.

Steve said he has looked at least 3 contracts and it would be in the one he uses.. Each leasee would have insurance.

Amy asked about the elevation? Steve said the pad would be 590' above Middle Road about 6' below the high point of the hill. So the peak of the building would be about 5' above high ground. The bottom half of the property is being left vacant it is large enough for a septic and/or well. Bob asked if it is subdividable? Yes, it is 1 acre zoning.

Guy Pike spoke in favor of the facility, he now rents one in Moultonboro and this would be convenient.

Justin Tetherly owner of 177 Middle Rd LLC. Felt that since it will be located on the back of the property he is not against proposal.

Keith (Sue) Rogers is ok with the proposal but has a couple of issues. 2 buildings proposed could there be more in the future? Could something be put in the front?

Steve responded that if these 2 filled right up he would probably come back for a 3rd one. He would have to go back to the planning Board for Site review. Steve was asked about lot coverage? Less than 10%

Bob asked about wetlands. Jack Parson replied that there are no wetlands involved.

Larry Jean felt it is a benefit to the Town.

Joe Libby felt this is better than all the green shelters people put up and it can be taxed , green shelters cannot.

Sue Weeks commented that she didn't think anyone would store hazardous waste in a facility, why would they? Bob Theve knew of an incident when they did and the Town was liable. He feels there needs to be restrictive time.

Steve commented the other businesses in the area are 24/7. He will put up a gate, he knows there are lots of options about accessibility. He has not looked into what they use in Moultonboro and Wolfeboro.

Accessible for tenants only not the public.

Steve closed by saying he felt this was a good location in Tuftonboro and there is no stress on the Town.

Alicia commented that after walking the property she felt this was best use of the land and the new location was unobtrusive. She also felt it was probably not a spot for a residential home. Steve did a good job of addressing the issues. A gate is necessary. Tom also felt it was an improved version. Limited hours? Mark felt it should be accessible to the tenants only 24/7 with a gate.

Amy also thought he did a good job addressing the prior issues.

Mark reiterated that he would have to have site plan approval from the Planning Board.

Steve asked if it could be open by day and gated at night? Board felt it was best to keep it gated at all times.

Public closed.

1 All agreed it was a permitted use in that zone by ordinance.

2 Hazard to the public: Not a hazard providing the lease covers the issue.

3 No detriment or change of character in the neighborhood. No detriment , no outside storage.

4 Traffic issue. Only during construction, it's off a State road not a concern.

5 Municipal demand: None.

6 Increase in water runoff: None.

Bob made motion to grant the special exception with conditions of limited access. Amy 2nd. All in favor.

Hearing Adjourned.

Minutes of Case # 472: Mark made motion to approve as written. Bob 2nd. All in favor.

Minutes of the Dietz appeal. Mark moved to accept as written. Bob 2nd. All in favor

Meeting Adjourned

Jackie Rollins, Secretary