

PLANNING BOARD MINUTES
February 7, 2012

APPROVED as amended & clarified:
2/22/12_jrl_____

- AGENDA: CONTINUED SITE PLAN: JONATHAN T. WHITE REALTY LLC, 545 Pleasant Street, #228-005
PCC: ALAN BARNARD/PEMI VALLEY HABITAT FOR HUMANITY LLC, South Main Street, #115-008 & -009
- ATTENDING: Dan Paradis (Chairman), Murray Campbell, Janice DellaCroce, Clay Dingman, Elizabeth Seeler.
- ABSENT: Denice DeStefano (ViceChair – ill), Phil Dion (Sel. Rep. – pneumonia), Steve Favorite (alternate)
- OTHER: Michael Capone (Town Administrator), public

The meeting opened at 7:43 p.m. as they had to wait for the completion of the ZBA meeting. Mr. Paradis explained the process of hearings.

CONTINUED SITE PLAN: JONATHAN T. WHITE REALTY LLC/STEVEN JENKINS/JOANNE COPPINGER

Mr. White presented the Board with new copies of his Application and 5 copies of his drainage plans. He feels that he has done what was asked.

Mr. Paradis asked if he has done a traffic study and Mr. White answered that he has not. Mr. Paradis then asked about his utilities. Mr. White stated that he has submitted a designed septic system. He has spoken with Ms. Beaty, Mid-State Medical Center, and told her that he would be happy to tie into the town system if they do. He has a limited amount of sewage so can go either way. Mr. Paradis would like a statement to this from Mid-State. He then asked about lighting. Mr. White answered that lighting would be on the side of the building and face downward. Mr. Paradis asked if there are plans to fence the back boundary and Mr. White said that this area is to be open to the adjoining field. Dumpsters will be fenced and screened, he added. Mr. Paradis asked about snow removal and was told that, if there is a snow storage problem, they will have the snow removed.

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WHITE/FAMILY DOLLAR SITE PLAN continued:

Mr. Paradis then read the Department Head comments: Steve Yannuzzi, Fire Chief, stated that a sprinkler system is not required as the building is under 10,000 sq. ft. Water/Sewer Superintendent, Jeff Chartier has concerns for water/septic as, previously, Mr. Chartier was under the impression that this was to be a renovation of the existing building. With an 8,000 sq. ft. building, it would be a more feasible option to tie into the Town lines if Mid-State Health is doing so. Mr. Chartier would like to discuss this more with Mr. White. Highway Superintendent, Mark Bucklin, has concerns about multiple utility cuts and would like to see the two properties (Family Dollar and Mid-State Health) work together in combination if possible. He is also concerned with drainage and would like to see those plans. A driveway permit on Robie Road is required. Once approvals have been received, a building and a sign permit are required as well. As to the Historic value of the building, Mr. Paradis felt that this shall come up a bit later on in the meeting.

Mr. White pointed out the curb cut. Mr. Paradis mentioned that there are still 3 areas on the building showing signs. Mr. White stated that this is an over-sight and one will be removed. Mr. Paradis then explained that they received a variance for the parking so a waiver on parking is not needed to be placed on the plan. This has already been granted. Mr. Campbell asked if we should get in writing, from the applicant, conditions regarding snow, the change to two signs, etc. Mr. Paradis felt that the minutes will reflect these.

C. Dingman made a MOTION, second by M. Campbell, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Public comment was asked for. Kristen Reid, abutter, asked about the drainage plan. The area gets a lot of run-off she stated. Ms. Coppinger pointed out the drainage plan in which they will infiltrate storm run-off. They intend on having a rain garden in front. It is sandy soil and the water table is 36" or lower. Overflow will go to the culvert and DES will check Ms. Coppinger's figures. Roof run-off will go to a catch basin and a trench behind the building. There will be crushed stone at the lower end & another catch basin. There will be a swale at the upper end which goes to the culvert by Route 104.

Peter Reid, abutter, stated that water from the back field floods in the Spring. Ms. Coppinger stated that the plan adjusts so that, if flow comes to this property, there are two swales to take care of it. Mr. Paradis added that there are catch basins, as well.

Tom Keegan, abutter, asked if the catch basins are permeable and Mr. White answered that they are of stone. Mr. Keegan mentioned that Robie Road, to the North, floods over the road from the field. Mr. White said that this will end in the cross-pipe.

Ms. DellaCroce asked about how the water table being high and the flow to the catch basin and swale have been determined. Mr. White stated that he has predicted for a 60 year plan.

WHITE/FAMILY DOLLAR SITE PLAN continued:

Sandra Heaney, Historic District Commission, stated that they have learned that the existing building was built in 1853 and she has concerns about it being razed. She would like to see a similar look, at least. Mr. Paradis agreed about a similar look to the neighborhood but stated that, as yet, we have no Architectural Regulations. Mr. White said that it will have a similar entrance but with a brand new building. Would it be possible to consider a wood frame and vinyl siding, it was suggested. Mr. White stated that this building will be attractive and nicely landscaped. Mr. Paradis asked how it would look in 20 years. Mr. White felt that vinyl would last 30 years and metal maybe 20 years. Mr. Paradis felt that the problem is the long side which faces Route 104. Mr. Jenkins stated that they will address all four sides and they pay attention to detail. They do have a Colonial plan.

Mr. Dingman stated that he would like to see a rendition of what the structure will look like. Mr. White thought that it might be cost effective to do stick and vinyl but asked if that would be appropriate. Ms. Reid mentioned that Mid-State Medical has a nice rendition, but Family Dollar is doing a large box building on a relatively small lot. Mr. Dingman stated that we can't mandate architectural standards but can require landscaping. He would like to see a representation of that. Mr. White stated that the problem he has with this request is that he was not made aware previously that he would need this. Mr. Dingman cited Article VIII, Section 8.5.B which states that the development shall conform as much as possible to the natural topography of the site and Mr. Paradis read this aloud. Again, Mr. White protested that he was not made aware of this previously. He would have had no problem if he had been given time to draw something up. In Meredith, he said, he did a fair amount of landscaping and went over and above what they had asked. The rain garden that he proposes will have a couple of trees and several plants.

Ms. Reid expressed that she has no disrespect for the applicant but Family Dollar stated that they have several plans that can be done. Mr. White protested again about not being made aware and Mr. Paradis reminded him that the issue was brought up at the last meeting. Mr. Dingman added that we were not aware of what the retail store was to be until the first meeting when we finally learned that it would be for Family Dollar. Mr. Jenkins showed a typical front of their buildings on his laptop. He expressed that they want to get along and want to be a part of the community. Mr. White stated that he was looking to have a decision tonight as time is money. Mr. Paradis explained that he doubted that there would be a decision tonight as they just received the updated application and drainage plans. He then asked for some sort of idea as to how the building will look. Ms. Seeler would like a picture of how the rain garden will be. Mr. White stated that he is disappointed that we will not make a decision tonight. He is willing to work with the Town.

Ms. Seeler read Section 8H in which a buffer is required between a commercial and a residential property. Mr. White did not feel that a buffer is required here as it is just a field.

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SITE PLAN: FAMILY DOLLAR/WHITE continued:

Mr. Campbell mentioned that one approach is stick framing and vinyl and another manufacturing metal and he asked if that would be pole barn frame. He was told that it was not. Mr. Campbell continued by saying that people like the look of a building fitting into the area. Mr. Jenkins stated that he has 25 stores in NH and has 43 projects in the works right now. He added that he wants to work with the abutters and the town.

Mr. Reid stated that he has a co-worker who comes by one of their buildings and he says it looks like a big metal box. Mr. Jenkins again stated that he is willing to work with everyone.

Ms. Heaney stated that, with the 1853 structure coming down, she would like to see a rendition of it for historical purposes. A discussion was held as to how soon this case could come back in if it is going to be continued. Mr. White asked about coming to our next meeting, which is a workshop. It was determined that we will continue to Feb. 22nd, the workshop meeting.

Mr. Paradis read a letter from the NH Division of Historical Resources which advises getting an inventory of any historic building to be torn down. He then read a letter from John & Kathleen Reid that is in opposition to this project based on its' not fitting in with the area and also due to traffic.

Jeanne Creamer, owner of the property in question, stated that the whole building has been gutted, the barn is falling off the house and sills are going in the main part. She is just selling the land. There are too many issues to try to restore the old building. It was added on to incorrectly. She has owned it for 6 years and tried to fix it up but it is too costly. Mr. Dingman explained that the Historic District Commission is just looking at what has changed over the years. Ms. Creamer was uncomfortable with having anyone visit the property and Mr. White stated that he is willing to let Mr. Dingman look at it once he owns it. Ms. Creamer stated that she has some old photos that he can have.

Ms. DellaCroce asked for a rendition of the landscaping and Mr. White said that he is willing to do that. A discussion was held as to who owns the field and it was found to belong to the Keegan's. Mr. Keegan mentioned that there is a cluster of mailboxes in the State right-of-way by the end of Robie Road. Mr. White thought that they might be moved to his property and he is willing to put the posts in. Mr. Jenkins mentioned that everyone needs to benefit from this project.

Ms. DellaCroce asked about the sewer/water situation with Mid-State and Mr. Paradis said that it could be a condition of the approval. He then summarized that, on the plan, one sign is to be removed from the south side and the waiver for parking is to be removed. Mr. Dingman added that we want a landscaping plan. A discussion followed and Mr. White stated that he will try to look at vinyl siding.

C. Dingman made a MOTION, second by J. DellaCroce, to CONTINUE THE WHITE/FAMILY DOLLAR HEARING TO FEB. 22ND. The motion CARRIED.

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PCC: ALAN BARNARD/BRIAN MCCARTHY, PEMI-VALLEY HABITAT FOR HUMANITY

Mr. Barnard introduced Mr. McCarthy as Executive Director. Mr. McCarthy stated that they have purchased the land from DOT. They needed over \$200,000 for the driveway, septic system, etc. and were short. Last summer they were able to get a grant for everything. They have built 26 homes since 1985 and have a Re-Store in Ashland.

Mr. Barnard stated that they have now changed their original plans so as to have a cluster development of 4 houses on one lot, still merging the other lot. They will put in a private road. Part of this has a 15% grade due to DOT pushing the lot further back when they moved Route 3A over. This has caused a hardship and Mr. Barnard would like the Planning Board to talk to the Fire Chief as he expressed his concern. Mr. Barnard feels that a fire truck could reach the houses while parked on the road, if necessary. He also feels that the Board has the right to give a Conditional Use Permit as shown in the Zoning Ordinance, Article IV, Section 4.17C.

Mr. Barnard continued by saying that the units will be 24' x 36', possibly varying a little bit. They will have walk-out bottom floors. This project will help with Work-Force Housing. Mr. McCarthy added that they will have a property manager for maintenance with association fees. This is their first cluster housing development, he added. Mr. Barnard added that Deb Reynolds is helping with the project. They will maintain the 50' buffer at the upper end of the property as was requested. The wells that are presently on the property will be filled. They are to deal with the State for the driveway, septic and subdivision permits.

Ms. DellaCroce asked if the 2 lots have been merged. Mr. Barnard answered not yet but that will be part of the subdivision approval. A discussion followed about the entry and other possible areas to be used and found that this is the best position. Mr. Dingman asked about the area of disturbance and Mr. Barnard said it would be 50,000 to 60,000 sq. ft. Mr. Paradis asked if they would have any Federal issues and was told only if there is an increase of drainage off-site. Mr. Dingman asked if they couldn't equalize the steep grade and Mr. Barnard pointed out that they already shaved some of the grade and that ASHTO says that 15% grade in a mountain area is okay.

The gentlemen were thanked for coming in with their update.

MINUTES OF JANUARY 25, 2012:

The following clarification was made: Page 2, 2nd paragraph, last line, replace "from it" to "from food sales".

C. Dingman made a motion, second by E. Seeler, to approve the minutes as amended. The motion carried.

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COMMUNICATIONS:

The Source Bulletin will be in the office for awhile. Looked at was a copy of a merger for Pasquaney Bay Real Estate, an Approval for Operation for Richard Hart III on Wulamat Rd., DES approvals for Wayne Maquette and for Burnell Talbott.

REPORTS:

HDC – Nothing to report.

SELECTMEN – Mr. Dion has pneumonia and couldn't be with us tonight.

CIP – Nothing to report.

OTHER:

Mr. Campbell asked about Architectural Review where so many townspeople seem to want that. Mr. Paradis agreed and said that we intend on working on that for another year. He feels that there should be something in the Zoning Ordinance to give the Planning Board authority and then have the guidelines in the Site Plan Regulations. Mr. Campbell added that there is enough general opinion to warrant looking into this. Mr. Dingman stated that he has volunteered to work on getting public support now. He also offered to do research on guidelines.

Mr. Campbell then asked about the building going up behind a house on Pleasant St. It was determined to belong to Dorcas Gordon and she has received all necessary permits.

NEXT MEETING:

Our next meeting will be Wednesday, Feb. 22nd at 7:00 pm We have a Bond Auto PCC and the Continued Site Plan for Mr. White and Family Dollar.

With no other business, E. Seeler made a motion, second by C. Dingman, to adjourn at 10:00pm.

Respectfully submitted,
Jan Laferriere, secretary