



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### **Design Review Subcommittee 1/13/16 Approved Minutes**

Subcommittee Members in Attendance: Peter Griffin, David Demers, Babar Kahn, Tom Garden and Brenda Behling

Staff Present: Laura Scott, Community Development Director

The meeting was called to order at 9:30am

#### **Review and Comment – Case #2015-35**

A Preliminary Major Site Plan/Housing for Older Persons Design Review Cobbetts Pond and Canobie Lake Watershed Application has been submitted for Lots 18-L-300 and 18-L-201 in the Professional, Business and Technology (PBT), Residence A and Cobbetts Pond and Canobie Lake Watershed Overlay Districts

The Applicant, Karl Dubay of the Dubay Group, on behalf of the owner, Angle Wood Pond Realty Trust, is proposing a mixed use development consisting of restaurants, medical uses, offices, research and development space, child care, personal service establishments, adult day care, commercial services and 32 units of 55+ senior housing (townhouse style). Shared parking, greenspace, private roads/driveways, and outdoor passive recreation uses are also proposed.

Peter asked the purpose of the meeting since the material that the Subcommittee usually reviews and comments on was not provided. Karl explained that he was looking for feedback early in the process prior to all the façade, architecture, etc. being done.

Laura emphasized that the applicant would be required to come back before the Subcommittee when the final application was submitted. The application in front of the Planning Board on 1/20/16 is a Preliminary/Design Review application.

Karl did an overview of the application and explained that they are not looking for any variances or waivers at this point in the process. He would be open to doing connections to abutting parcels but that needs to be negotiated between the property owners. All site access will be coordinated with NHDOT and traffic studies will be provided with the final approval.

Babar thinks that the material provided is very comprehensive and looks good. He questioned the locations of the detention basins at the front entrance to the project and suggested they be relocated. Karl felt that was a good suggestion and they may not even be needed but he will look at relocating them if they are required.

Brenda stated that the parking at the front of the development is not appealing and not per the regulations. The parking should be behind the buildings and requested more information on the proposed parking layout for the site.

Karl explained why the parking layout is proposed as is and stated that there may be some cross access with the neighboring property (red bard style building) but that has yet to be worked out.

Brenda suggested more landscaping to hide the parking along Rt 111 and Range Road.

Babar asked what type of pavement surfaces were being used. Karl explained that only 30% could be impervious and porous pavement and pavers are being used in low volume areas and for the walkways.

David wanted to know if an effort had been made to reach out to the abutting property owners for cross access. Karl said this has happened but there are no formal agreements yet in place to show on the plans.

David was concerned about the fencing along the borders of the property and how that makes it less inviting. Karl said he would look into that.

David mentioned wanting the proposed building to fit the look and feel of the area and complement rather than detract. Incorporating stone and stone-looking material into the building facades will be welcome and would complement the castle and school/chapel. Karl said that he building scale and massing will complement the area.

Tom asked about parking standards and why the units are 1 bedroom. Karl explained the parking standards mentioned that the Zoning Ordinance, per soils, dictates the bedroom numbers. The parking, septic and layout will accommodate 2 bedrooms but more test pits need to be done to prove that 2 bedrooms are allowed.

Tom is concerned about the access route for those living in the housing units as they will be driving through an office park parking lot. Karl said he would look to see if there was a way to make the access drive more appealing and less commercial in feel.

Peter mentioned that there are many large trees by Edgewood Road that he would like to see incorporated into the site design, as well any other older trees on the site. Stonewalls that are on the site should be incorporated into the design. Karl agreed that these were good ideas.

Karl stated that the proposal will have an estimated \$3 per sqft income to the town = \$1million to the community.

There is passive recreation on the site, mostly walking trails, but they are looking into a gold "cage" to do practice swings. Walkways will be throughout the site and sidewalks will be extended along the frontage of the property.

Babar asked about timelines for this development and Karl stated that they are moving forward and would like to get going as soon as possible. There is no proposed phasing but they may come in for each building approval as tenants are arranged.

Peter likes the project is mixed use with a residential component and feels it makes sense to build for flexible design in order to meet future demand.

Babar wants to see this project again, before the final application is submitted, in order to give meaningful feedback. David and Brenda agreed and requested that the architect be present. Karl felt this would be a good idea.

Karl thanked the Subcommittee for their time and input. Members stated that they looked forward to working on this project.

David made a motion to approve the minutes of 4-2-15 as written. Brenda seconded the motion. 5-0 to approve.

David made a motion to adjourn. Babar seconded the motion. 5-0 in favor. The meeting adjourned at 10:45am.

Submitted by Laura Scott, Community Development Director