



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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FINAL Planning Board Minutes

Wednesday, April 1, 2015

7:00pm @ Community Development Department

Board Members:

Alan Carpenter	Chairman	Present	Paul Gosselin	Vice Chair	Present
Kristi St. Laurent	Member	Present	Joel Desilets	Selectman	Present
Ruth-Ellen Post	Member	Present	David Oliver	Alternate	Present
Margaret Crisler	Member	Present			
Dan Guttman	Member	Present			

Staff:

Laura Scott, Director, Community Development Director

Suzanne Whiteford, Minute Taker

Call to Order/Attendance/Pledge of Allegiance

Conceptual Major Site Plan Application – Case #2015-8

An application has been submitted for a Mixed-Use development located at 53 & 59 Range Road (Lots 18-L-300 and 18-L-302) in the Professional, Business & Technology District, Residence A District and the Cobbetts Pond & Canobie Lake Watershed District. The applicant, Karl Dubay of The Dubay Group, on behalf of Duck Pond Realty and V&L Realty Trust, is conceptually proposing Housing for Older Persons, recreation and open space facilities, offices, retail uses, restaurants, medical services, bank, pharmacy, and adult and child day care centers. There are also future potential connections to abutting properties proposed.

Case #2015-8

Ms. Scott: Reminder, this is not a public hearing, rather an informal conception discussion; directed Board members to 3 memos in packet: 1 from Ms. Scott, 1 from Mr. Dubay, and 1 from Economic Development Committee in support of a conceptual plan.

Applicant Mr. Dubay Presented Conceptual Major Site Plan as outlined in memorandum dated March 17, 2015 and site plan

Planning Board Discussion and Questions for the Applicant (Mr. Dubay):

Ms. Post: complimentary and excited about the plan, concerned about the water, finds the housing plan a little dense. Wants to go on record in support of the roundabout, and inquired about the specifics of the roundabout

Mr. Dubai: explained there is a plan for a community well, the roundabout is smaller than typically seen for a mixed use facility, will entertain Ms. Post's comments in continued planning and revisions.

Mr. Gosselin: inquired about plan to address unified theme style buildings within the development

Mr. Dubai: anticipates, welcomes and will respect the Planning Board's input to the 'look' of the buildings.

Mr. Guttman: asked for examples of other buildings done by Duck Pond Realty, inquired about

how essential is a drive-thru are to the businesses; how do you reconcile a walking design with drive-thru places like a bistro; how much space is planned for parking and will it impede walking through the development?

Mr. Dubai: referenced several buildings in town by Duck Pond Realty, Drive thru features for the banks and pharmacies and bistro are essential

About 4 to 5 parking spaces/1000 square feet is industry standard.

Mr. Oliver inquired about underground parking

Mr. Dubai: underground parking is being considered for the residences

Mr. Desilets: supportive of the development; it is in line with the spirit and intent of a PBT; inquired as to any consideration of a Boutique Inn?

Mr. Dubai: a Boutique Inn is not allowed in the district and would not fit within the spirit and intent of the design focus of high end technology

Ms. Crisler: the plan captures the spirit of what the PB was looking for; concern about egress and access on the site, traffic jams, and width of 111; overall traffic concerns.

Mr. Dubai: explained his intent to explore interconnections between sites by working with surrounding property owners; discussions already in process; designing and planning to allow and provide for interconnections.

Ms. Defruscia: complimentary of the plan; concern about access points and interconnections with regards to the impact it will have on the dynamics of traffic and building situations; concern about the impact of removing the existing traffic light, inquired about the benefit of maintaining the traffic light, and the D.O.T's input regarding retention of the traffic light. Shared Mr. Guttman's concern about having a Bistro with a drive-thru would prefer to not have drive thru in a PBT district except for a bank. Would hope the type of restaurant that goes in there would not have a drive thru. If the existing restaurant would leave it may allow a fast food restaurant to move in.

Concern about height of buildings, is there any anticipation of exceeding the height limits? Concern about the density of the living spaces.

Ms. Scott reminded the Board drive thru are not allowed in the PBT district, they would require a variance.

Applicant spoke to his plan design in anticipation of abutting business owners participating in interconnections. In support of keeping the existing traffic light and potentially adding an additional traffic light. Plan to get a major traffic study. No plan to exceed the height limits.

Chair Carpenter asked the Board if they wanted to weigh in on whether to keep the resi a strip in the plan?

Ms. Defruscia: yes, keep it; why do you need that much parking if you have underground parking for the residents? Is there a way to make the residence work without restricting them to 55?

Ms. Crisler: yes, keep it

Mr. Gosselin: whole property should be PBT

Mr. Desilets: support current multi zone with resi a strip

Applicant:

Almost all office and medical, with smaller limited retail space, bank and pharmacy, variance component of retail. High value jobs and office space.

Developed to meet the the new elderly ordinance, with character and ambiance.

The parking is designed to meet the Board's ordinance/requirement

Chair Carpenter

The back recreation field, having a small soccer field would be a nice addition?

Access on range road is next to a highly problematic traffic area

About 4x the square footage of Shaw's, giving an idea of square

Applicant: Working with Mr. King on access and beautification

Rex Norman: Presented summary of anticipated tax revenue to the town from the proposed plan design

Open to public discussion:

Betty Dunn

Abutter

Happy this will be a PBT project

Concerns about a Bistro with a drive thru

Does not want it to look like a strip mall when driving by.

Once the variance is granted then the drive thru opens it up to places like Burger King

Concerned about it looking and feeling like commercial A

Concerned about how it complies with the Canobie Lake watershed ordinance, the terrain on the design lends itself to drainage right down to Canobie Lake

Chair Carpenter: Suggest sending the plan as a courtesy to the Salem Planning Board

Ms. Scott: Will send a notice to Salem when the official application comes in

No further public discussion or comments

Ms. St. Laurent: Concern about a restaurant with a drive thru at the front; pedestrian connectivity to the few public sidewalks in Windham

Chair Carpenter: the plan captures the spirit of intent the town wanted in a PBT

Ms. Defruscia: expressed appreciation for the applicant coming to the Board with a conceptual Plan

Brief recess at 8:25pm

8:30 resumed

22 Haverhill Road Site Plan - Administrative Change Request

Memo from Mr. Dubay dated March 25, 2015 outlining the Minor Change Sketch; full cut off LED throws the light forward and not straight forward; they light up the front of the building when the parking lights turn off

Ms. Crisler: concern about light friendly lights, in favor of dark sky

Chair Carpenter: asked if the existing lights are what was in the original plan?

Mr. Desilets: has there been a consideration of lowering the voltage of the lights

Mr. Thompson: the lights the planning board asked for are the lights that were put up; suggested to move the existing maple trees up to the property line, trees are too big to be next to the building and replace the space of the existing Maple trees with something that is lower once they are moved

Mr. Desilets would like to see more trees between 111 and the building instead of moving 7 trees to the property line

Ms. Post asked whether or not the Capri pizza sign would be obstructed by the Maple trees.

Ms. St. Laurent inquired about where to move the Maple Trees

Mr. Gosselin inquired about the location of the snow dump. Want to make sure the trees are not moved into the snow dump area is located

Ms. Crisler suggested the trees be arranged in an interesting pattern, not lined up

Motion by Mr. Gosselin to accept the lights

Ask that the applicant work with the staff on the relocation of the 7 trees, move 5 trees to the back allowing room for snow dump, stagger them; move 2 trees to the front of the site to help with spillover of the lights onto 111 and replace them with low height appropriate vegetation

Second Mr. Desilets

Vote 7-0-0, motion carried

Financial Guarantee Release- Outlook Estates

Ms. Scott submitted a memo to the Board for review.

Motion by Mr. Gosselin

Second Ms. Crisler

Vote 6-0-1. Mr. Desilets abstains

Planning Board Workshop- Site Plan Regulation Amendments

Memo with summary of amendments presented by Ms. Scott. Discussion on amendments with staff, Board and Public

Ms. Scott will research Section 302.5, RSA J9 and return findings to the Board

Staff and Board discussion about preferences of receiving hard copies of non-illustrated items VS electronic delivery of documents

At the completion of the discussion it was decided Ms.Scott will send electronic items (that are available electronically) to all Board Members, and leave a paper packet for those Board Members requesting paper packets

Tom Case's edit suggestions

301.6 needs to be eliminated

703.2.4.1 Board wants to leave this as it stands

703.4.1 The bowling alley has pink lines, probably grandfathered in

602.3.6 Should be more specific. Ms. St. Laurent explained that the number of required materials change based on the number of board members and alternates which change yearly. Staff can change the number of copies required on the application. Change the language to electronic PDF and other

Motion Mr. Desilets edit requested number of the site plans and the electronic PDF of the site plan and any related documents

Second Ms. Post

5-2-0 Mr. Gosselin and Ms. Crisler opposed

Motion by Ms. Post to send amendments to public hearing

Second Mr. Guttman

Vote 7-0-0

Chair Carpenter: April 15, 2015 prefers to push wooden meadows to a later meeting and put it as first on the agenda

Mr. Gosselin asked about changing the applicants scheduled time based on application submission. Can it be done legally?

Ms. Crisler There is a time frame the applicant must be heard

Ms. Scott Plan was submitted March 18. Asking clarification on notice of Hearing.

Ms. Crisler would like to move the hearing of wood meadows to April 29, 2015

Ms. Post will be out of country on April 29 and would like to be here for wood meadows hearing

Mr. Gosselin suggests extending the wood meadows hearing if needed the night of the original scheduled hearing

Chair Carpenter wants to do what is right for the public, not for the applicant/engineers. Schedule wood meadows now to continue for May 6. Can the site walk be scheduled before the hearing?

Ms. Scott explained why the site walk cannot be scheduled before the hearing

Master Plan Phase I Workshop will go on next week's schedule

Mr. Desilets will be making the town dog the corgi. Show up to the meeting if you oppose the town's dog

Ms. St. Laurent inquired about rules of procedure. Request to revisit the rules of procedures regarding the alternates.

Ms. Scott will add the discussion about rules of procedures concerning the alternates at next meeting.

Motion to adjourn Mr. Desilets

Second Mr. Gosselin

Vote 7-0-0

Motion carried

Adjourned 9:56pm