

Planning Board

Minutes of May 16, 2001

ROLL CALL: Alan Carpenter, Chairman - Present

Ross McLeod, Vice Chairman - Present

Lisa Linowes, Secretary - Present

Margaret Crisler, Selectmen Member - Present

Walter Kolodziej, Regular Member - Present

Wayne Morris, Regular Member - Present

Russ Wilder, Regular Member - Present

Lee Maloney, Alternate - Present

Roger Hohenberger, Selectmen Alternate - Present

Mr. Carpenter announced this evening's meeting will be for Klemm's site plan only. The other agenda items will be heard on May 23.

MINUTES:

Mr. McLeod made a motion to approve the May 2 site walk minutes. Seconded by Mr. Kolodziej. Passed 6-0-1. Mr. Wilder abstained.

Mr. McLeod made a motion to approve the May 2 minutes as amended. Seconded by Mr. Wilder. Passed 7-0.

Mr. McLeod made a motion to approve the May 12 site walk minutes. Seconded by Mr. Kolodziej. Passed 6-0-1. Mrs. Crisler abstained.

CORRESPONDENCE:

Mr. Carpenter reviewed the following correspondence:

Memo from the CIP Committee requesting a joint meeting. A workshop was scheduled for June 13;

Letter requesting that the Nassar lot merger be continued;

Letter from MHF Designs requesting to withdraw the Ledge/Lexington Lot Line Adjustment public hearing from this evening's meeting. Mr. McLeod made a motion to grant the request. Seconded by Mr. Wilder. Passed 7-0.

Memo from RCCD regarding traffic counts;

Letter from Raymond L'Heureux regarding a quonset hut at 20 Rockingham Road;

Letter from Mr. Turner regarding the quonset hut at 20 Rockingham Road;

Notice from the DOT regarding a meeting for improvements to I-93 north of exit 4;

Flyer for an Impact Fee Workshop;

Flyer from American Farmland Trust looking for presentations.

OLD BUSINESS:

Mrs. Crisler gave an update on the status of Church Road. The Board discussed a weight limit for Church Road bridge and money in the CIP for bridge replacement.

NEW BUSINESS:

Ms. Linowes stated that she will serve as the liaison for the Conservation Commission.

Ms. Linowes stated that the moose license plate program cost is \$35 the first year, \$30 each year after, and the revenue goes towards conservation.

Mr. Carpenter attended last week's Conservation Commission meeting. The topic was the Comprehensive Shoreland Protection Act. Discussion ensued.

Mrs. Crisler made a motion to open and continue Bear Hill Subdivision, the Review of Impact Fees, Ballard Subdivision, Lakeview Farm Site Plan, Castle Reach Subdivision, Koch Subdivision, and Collins Subdivision to an additional meeting on May 23, and to move the Site Plan Amendments Public Hearing to May 30. Seconded by Mr. Morris. Passed 7-0.

PUBLIC HEARING:

Klemms Site Plan (17-H-1) - Public Hearing Continued

54 Range Road

Mr. Twarog gave an update regarding the issues of the public hearing, and the staff recommends the meeting cover architectural plans and drainage. Mr. Morris stated he was displeased that the traffic study was received tonight, and the Board decided that traffic will be discussed at the June 6 meeting. Mr. Twarog explained that the traffic study was received tonight because the applicant did not supply the check for the traffic study until Monday. Mr. Carpenter read a letter from Richard Moreway regarding the Klemm's site plan. The Board discussed the Lansing McDonalds document.

Mr. Frank Monteiro, MHF Designs, discussed the drainage system including current conditions, grading of the site, grooved areas around the gas pump area to catch spills, catch

basins, detention basin underground, bay-saver device, grass swale, and RCCD's comments for the drainage study review.

The Board discussed the underground system and looking into the potential for an explosion hazard, routing of water into the swale, test pit data, blasting, rate of drainage flow, bay-saver system maintenance plan, Two Brother's Properties will remain the owners, grooving around the gas pumps cleaning, contamination of groundwater at Exxon, location of catch basins near gas pumps, roof drains, trench drains, carwash system, unattended gas pumping, and snow blocking drainage. The Board then discussed the septic system and grease traps, maintenance schedule for the grease traps, septic calculations based on number of restaurant seats, and currently Pennichuck has a water ban for their customers in the neighborhood and the new site will be a large water user. Mr. Monteiro shared a letter from Pennichuck with the Board regarding increasing the water to the site and discussed water usage calculations. The Board continued their discussion regarding the irrigation system, maintaining the landscaping, water calculations, number of meals per day, and pizza facility.

Mr. Turner stated that Vollmer Associates had been invited to this evening's meeting to discuss the traffic study. The Board discussed whether or not to hear the traffic study this evening. Attorney Troisi stated the Klemms paid for the Vollmer traffic study, and requested it be held off till June 6. The Board decided to hear the study because Vollmer Associates had been invited to the meeting. Attorney Troisi stated he objected to going out of order, and noted that Mr. Landry has been at the last three meetings waiting to show the architectural plans.

Mr. Gerald Fortin, Vollmer Associates, apologized for getting the report today, he further explained Vollmer Associates work and Mr. Joseph Kopaskie's qualifications. Mr. Kopaskie, traffic engineer, went over the traffic study that included reviewing the other traffic reports. He discussed traffic volumes, trip generation, trip distribution, traffic operations analysis, on-site vehicle cueing, traffic circulation, parking and loading, and roadway improvements. The Board discussed turning 180 degrees to get on site, trip generation, pass-by trips, primary trips, diverted trips, another divider lane is needed on Route 111A, trip estimates on Saturday, McDonald's and Mobil did not provide any information, interpreting traffic volume numbers, methodology of getting the traffic numbers, island, large truck traffic, and information from Lansing NY.

Public input began with Ms. Donna Morgan, 5 Edgewater Road. She presented a petition with over 300 signatures of Windham citizens disapproving of the site. She's stated she is part of a committee to preserve Windham and is concerned about Pennichuck Water and the restrictions, where the snow removal will be placed is a visibility issue, with all the snow and salt the landscaping will not survive, and people from the highway will come to use just the toilets because of their location which will use more water.

Mr. Bob Leonard, 88 Meetinghouse Road, stated he is also a member of the committee to preserve Windham. He is concerned about the location of the site being so close to Route 93 which will invite a lot of traffic, it's not right that residents have a 50% water cut but this site

can get more. If Capri pizza moves what will take the place; will it be another traffic generator?

Mr. Mike Spinelli, 6 Lakewood Road, stated that you don't need experts to know that if you look at the site what's proposed will blow you away. He also stated that the applicant has admitted that there is not enough water, Pennichuck has told him that they do not have the water, his lawn died last year, and yet another well is going in for this site. He can't picture all the snow removal being able to be on site, traffic studies have pointed out problems, and he stated he is baffled this has even come to fruition. Water at the carwash flows right out to the street. McDonald's generates traffic. On Sunday one car turning onto Searles Road backed the traffic all the way up to Route 111A. There are traffic problems inside the site as well as outside the site. He stated that common sense needs to be used when developing the site.

Mr. Bob Leonard, 88 Meetinghouse Road, asked if parking would be discussed at the next meeting.

The Board discussed the water ban.

Ms. Gail Webster, 2 Marblehead Road, asked for clarification of the Pennichuck water problem. The Board stated that it was stated it's the number of customers and the ability to get water out of the ground at a certain rate.

Mr. John McStravock, 11 Edgewood Road, stated he was concerned about the June 6 meeting not having enough time for public input and the 65-day deadline. He was assured that there would be ample time for public input.

Mr. Richard Landry, Landry Architects, distributed a letter and explained the history of the meeting in regards to the architecture. He then presented the architectural plan including colors, signage, and canopy. He then submitted an outline and went over how the design is in compliance with the Town's design review guidelines.

The Board discussed his memo regarding roof signs, signage, McDonalds sign at the rear of the building, pylon sign, sign illumination, reader board messages, two reader boards, Hilltop Deli has a triangular sign, and signs above the roofline. Mr. Landry distributed sketches of dormers. The Board discussion continued regarding the canopy height, building height, long roofline, balance of structure heights, vertical breaks in the façade, partial brick façade, multi-paned windows, signs on the building not being lit, lowering the canopy, light spillage, double recessed lighting in the canopy, too many signs, third side of pylon sign instead of so many signs, sign lighting be in lighting plan, and building position.

Mr. Bob Leonard stated cars could hit the architecture overhangs on the drive thrus, he showed a picture of a McDonalds from Freeport that has barely any signage, and the signage is overkill.

Ms. Mary Kathryn Kottke, 16 Farrwood Road, stated this was proposed to serve the people of Windham and Windham people don't need the signage. She asked where the specials

board was going to be located and that should be taken into account for traffic. She asked how many customers have used the bay-saver system because we don't want to be a pilot study. And with the grease filter is there a potential to backup into the entire water system.

The Board discussed light metering of other gas stations with canopies, June 6 meeting will start with traffic and architecture, and Mr. Turner should invite Vollmer Associates back to the June 6 meeting,

Mrs. Crisler made a motion to continue the hearing to June 6. Seconded by Mr. Wilder. Passed 7-0.

Mr. McLeod made a motion to adjourn. Seconded by Mr. Wilder. Passed 7-0. Meeting adjourned at 11:10 pm.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted, Nancy Charland