



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Design Review Subcommittee 8/27/14 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 1:05pm.

Application Review Case #2014-28

A Minor Site Plan has been submitted for 1 Delahunty Drive (18-L-450) in the Professional, Business and Technology District and the Cobbetts Pond and Canobie Lake Watershed Protection District. The applicant, Peter Zohdi of Edward Herbert Associates, on behalf of Cafua Realty Trust LIV, LLC, is proposing to modify the October 2, 2013 Site Plan Application, specifically the dumpster, HC parking space locations, walkway relocation/reconfiguration, landscaping, porous pavement locations and changes to the building elevations.

Laura explained the scope of the changes and that is what the Subcommittee is being asked to comment on, not other aspects of the site. The material provided to the Subcommittee was listed.

Pater Zohdi of Edward Herbert Associates was at the meeting to present the changes from the previous Planning Board approval.

Dumpster

- Subcommittee did not have an issue with 2 dumpsters instead of 1; liked that there would be recycling.
- Unanimous that the fencing/screening should be what was approved on the site plan and not what is on the site currently/proposed to be amended.
- Configuration is not acceptable (gates opening up into the parking area) and it should be reworked so as to not interfere with the existing traffic layout or parking configuration

HC parking Spaces – Subcommittee had no concerns/issues on the proposed changes

Walkway

- Babar thought the change was a good idea and did not have any concerns

- Tom asked about impervious coverage and snow storage issues. Peter Z explained that there was ample areas for snow storage. Laura stated that after the memo was written that she was informed that the walkway was porous pavers so impervious issues were no longer a concern.
- Subcommittee had no concerns/issues on the proposed change

Mulch Berm

- Subcommittee members felt that the guardrail is a good idea for safety
- Peter Z said that additional landscaping on the Delahunty side of the property was being added
- Subcommittee had no concerns/issues on the proposed change

Porous pavement

- There was discussion about why the concrete areas were added and why this was a concern at all of the Town/Planning Board. Laura explained the Watershed Ordinance requirements and that this was not an aesthetic concern but Zoning Ordinance compliance.
- Babar suggested that instead of the driveway being redone to be impervious that the 2 delivery spaces be made impervious to have less disruption on the business. Peter Z said he would look to see if this was feasible.
- Subcommittee had no concerns/issues on the proposed change

Landscaping

- Laura mentioned that adding landscaping does not require Design Review or Planning Board approval. The concern was that the not all of the approved landscaping has been done.
- Peter Z said that he was told all the approved landscaping would be completed
- Babar suggested that some of the landscaping was not necessary where there are other areas on the site that could be better served with additional landscaping.
- Peter Z will see if there are areas that do not comply with the approved landscaping where some of the "additional" landscaping can be approved/swapped of instead

Doors/roof scuppers/downspouts - Subcommittee had no concerns/issues on the proposed change

Lighting

- Unanimous that the 4 freestanding lights should be what was approved on the site plan and not what is on the site currently.
- Laura pointed out that the applicant did not ask to amend this portion of the site plan so they are still required to have the approved lights and not what is on the site.

Window

- Brenda felt it wasn't bad just different than the others
- Babar felt that since it was on the side of the building it was not as visible and not a problem

- Tom did not have an issue
- David was ok with the window, per se, but not ok with the disregard the applicant showed to the Subcommittee and the Planning Board approval. Feels that not allowing a drive thru is harming this business. However, there are proper channels that need to be followed to change approvals and this was not done. It is a slippery slope if this is allowed.
- Brenda agrees that not having a drive thru harms the business
- Tom doesn't feel this is offensive and if we don't allow the window we seem vindictive. Why not let them have the window until they get the approval for the drive thru and if they don't get approval, they have to take it out. The cost seems to be unfair.
- Brenda and David felt this was not a good idea as that could take years. All the windows on the side of the building were supposed to look the same.
- David agreed that there is an expense to make the site comply with the approvals but that is the fault of the owner/applicant for not following what was approved and agreed to by them.
- Babar didn't understand why the group had no problem with the addition of the door or some of the other changes but has a problem with this change. He does not think there will be a drive thru anytime soon as the site is on the opposite side of the road for morning commuting traffic so it doesn't really make business sense. The window that is there looks nice, understands why they did it and to make the applicant change it out there is no benefit to the Town.
- Brenda is ok with the window but understands it is a slippery slope and thinks it would be changed to what was approved
- David wants the window to be changed to what was approved but does want to note that the site is very nice and much of what was done there is in keeping with what was approved.
- Peter wants to see the window changed to what was approved by the Planning Board

Peter Z thanked the Subcommittee for their time.

David made a motion to approve the minutes of 9/18/13 as written. Brenda seconded the motion. 5-0 to approve.

Babar made a motion to adjourn. David seconded the motion. 5-0 in favor. The meeting adjourned at 2pm.

Submitted by Laura Scott, Community Development Director