

**Planning Board**  
**May 6, 2015**  
**Approved Meeting Minutes**

Present : Paul Gosselin (Chair) – (PG)  
Margaret Cristler (MC)  
Dan Guttman (DG)  
Kathleen DiFruscia (KD)  
Kristi St. Laurent (KL) seated at 9:32pm

Staff: Laura Scott (LS) and Elizabeth Wood (EW)

**Approved Site Plan Extension Request – Northstar Financial**

Northstar financial extension – motion to grant 6 month extension – Motion made by MC, seconded KD, approved vote 4-0

**Case #2015-9 Minor Site Plan/Change of Use Application Lot 12-A-500**

A Minor Site Plan/Change of Use Application has been submitted for Ward Health Center at 21 Searles Road (Lot 12-A-500) located in the Rural, Cobbetts Pond & Canobie Lake Watershed and WWPZ Zoning Districts. The applicant, Mark Gross of MHF Design, on behalf of NH Catholic Charities, is proposing to convert existing office space to 4 new living/bedroom units. No exterior site changes are proposed. Per Section 303.5 of the Site Plan Regulations, if the application does not qualify as a Minor Site Plan then it will be deemed a Major Site Plan and the application will be heard as a Preliminary Major Site Plan Application.

Motion to open as minor site plan application by MC, second DG, motion opens 4-0

LS explained that this is a change of existing office space to 4 living units. This is considered a change of use from fire inspector and all building and fire codes will be met through the permit process.

LS state that there is no increase in septic loading and the well is sufficient, per the Building Inspector, which was a concern of KD.

This is strictly internal change and there are no changes denoted on site plan. The egress locations will not be changed.

MC asked if there will be a change/increase in the traffic pattern? LS confirmed existing housing on the site and the addition of 4 bedroom units should not increase the traffic, considering the residents.

Opened and Closed the Public Hearing – No Public Comment

It was asked by PG if there was a process to waive Public Service Impact fee (PG) as they are a non-profit. LS confirmed an abatement process is available should they proceed with the request.

Motion to approve application for Minor Site Plan/Change of use by MC , second DG, passes 4-0

**Case #2015-10 Minor Site Plan/Change of Use Application Lot 12-A-532**

A Minor Site Plan/Change of Use Application has been submitted for 125 Indian Rock Road (Lot 12-A-532) located in the Gateway Commercial, WWPD & Cobbetts Pond & Canobie Lake Watershed Zoning Districts. The applicant, Karl Dubay, of The Dubay Group, on behalf of Jeff Thompson of MacThompson Realty, Inc., is proposing to convert 940sqft of existing storage space to office space. No exterior site changes are proposed. Per Section 303.5 of the Site Plan Regulations, if the application does not qualify as a Minor Site Plan then it will be deemed a Major Site Plan and the application will be heard as a Preliminary Major Site Plan Application.

LS highlighted that there is no new staff but additional room needed due to growth of an existing business already located in the building.

Motion to accept the application as a Minor Site plan by (KD), second MC, passes 4-0

Opened and Closed the Public Hearing – No Public Comment

Motion to approve minor site plan/change of use application by (KD), MC second, passes 4-0

**Case #2015-4 Final Major Site Plan/WWPD Special Permit/Cobbetts Pond & Canobie Lake Watershed Application Lots 13-A-150 & 13-A-155 and NHDOT ROW**

A Final Major Site Plan Application, WWPD Special Permit, and Cobbetts Pond & Canobie Lake Watershed Application had been submitted for 38 Range Road and 7 Lamson Road (Lots 13-A-150 & 13-A-155) and NHDOT ROW, located in Limited Industrial, WWPD, and Cobbetts Pond and Canobie Lake Watershed Districts. The applicant, Karl Dubay, of The Dubay Group, on behalf of Carrier Windham Realty, LLC and the State of NH, is proposing to build a 10,900sqft, 2 story funeral home and crematorium. The site will have 2 points of access (Rt 111 and Lamson Road), as well as associated parking, landscaping, signage and lighting. Wetlands impacts are proposed. As part of this application, 7,785 sqft will be added to Lot 13-A-150 from the State of NH and Lots 13-A-150 & 13-A-155 will be merged together.

Motion to accept the application and complete by (MC), second DG, passes 4-0

Presentation of the application and updates from the last public hearing that the Planning Board held from the applicant, Karl Dubay, of the Dubay Group.

Joel Silverwatch, of Silverwatch Architects, who is the architect for the application, presented the building plans to the Board. Some of the architectural highlights include Clapboard vinyl siding, outdoor walks, portico stone, double hung windows with shutters, conservative community meeting house in New England,

KD asked about outside lighting

DG asked hours of operation. PG asked if the facility would ever be open later than 9pm? Mr. Carrier confirmed

MC asked about tapered columns? – Confirmed

Karl Dubay (KD) stated that the pending items are the DOT permit and a final review meeting, and the Septic final review, which is pending approval of the Planning Board

KD asked about the wetland impact? Dubay response less than 7900 sqft

KD would like the applicant to highlight the two waivers being requested: 1) Section 702.2.1 Isle width at 111 where the right in, right out 2) paver setback waiver

MC asked to explain how the lighting plan is dark sky friendly, lighting color?

KD highlights that the items seem to have all been incorporated.

Motion should include 1, 2, 3 (not 4.d) from LS memo, Lot 13-A-150, 13-A-155 and NHDOT ROW (Dependent on purchase of NH DOT ROW)

(MC) made a Motion to grant applications waiver request to Section 702.2.1 isle width due to the fact that the geometry is appropriate and meets intent of the ordinance , KD second, passed 4-0

MC made a Motion to grant application waiver to Section 703.1.2 because the motion fits the front pavement loop is away from the existing 111 pavement, and this request meets the intent of the ordinance, the granting of the waiver will be noted on the plan, KD second passes 4-0

MC made a Motion to grant application with the following conditions as outlined in Keach memo (4/30/15) and Scott Memo (4/29/15) be met, that the property acquisitions are successfully included, and that the highway agent upon review has no issues with this plan, KD second, passes 4-0.

#### **#2014-33 Design Review 11-A-1400, 1418**

A Design Review Application for an Open Space Subdivision, Standard Subdivision, and a Wetland and Watershed Special Permit has been submitted for **Lots 11-A-1400 & 1418 (Pilgrim Road)**, located in the Rural District, Wetland and Watershed Protection District Zone, and Aquifer Protection District. The applicant, Karl Dubay of the Dubay Group, Inc., on behalf of the property owner, AWAC Realty Trust, is proposing to subdivide the land area into one (1) standard lot with an existing home sized 226,076 sq. ft. (5.19 acres); three (3) standard lots for single family residential use, sized 168,284 sq. ft. (3.86 acres) to 220,529 sq. ft. (5.06 acres); thirty-two (32) open space single family residential lots ranging in size from 22,452 sq. ft. (.52 acres) to 69,323 sq. ft. (1.59 acres); and eight (8) open space lots totaling 3,064,018 sq. ft. (70.34 acres). Two of the standard lots are proposed to be built off of Chestnut Street and a new road with a 2,400' cul de sac length is proposed off of Hawthorne Road to access the open space lots.

Karl Dubay presenting subdivision

Ms. Crisler Motion to open application, second Ms. DiFruscia, opens 4-0

EW initial plan set dated April 6<sup>th</sup> 2015 + Technical review and Engineering, - KNA review did not arrive until the day prior to the applicant's deadline for resubmission.

Act as initial design review (PG). Mr. Gosselin also stated that the Applicant should keep in mind that the Board has had turnover since the original presentation of the conceptual application last fall. This may lead to duplication of the same questions or a request for a second Site Walk.

Debbie St Jean, lives on Hawthorne road; her driveway is parallel to proposed road; concerned about safety of traffic on Hawthorne. Inquired as whether the applicant would consider access off of Pilgrim instead. Inquired as to where the public can find the site walk schedule.

Paul Goodale, 50 Blossom road, looking for copies of prior information that had been shared, what other town design plans. Why are houses so close together? PG explained the open space concept.

K. Dubay – agrees to an additional site walk to be scheduled when the Board convenes on 6/3/15.

Continuance through June 3<sup>rd</sup> – Applicant requested to provide traffic and EMS studies

Ms. Crisler motion to continue June 3<sup>rd</sup> at 7pm, second Ms. DiFruscia, passes 5-0

**Motion to adjourn (MC), PG second, passes 5-0 at 9:45pm**

Submitted by Dan Guttman, Laura Scott and Elizabeth Wood