

Place: Raymond High School Media Center

Call to Order: 7:01 p.m.

Members Present: Bill Cantwell, Chairman; Bob Carlberg, Selectmen's Representative; Gretchen Gott; Jonathan Wood; Maurice Titcomb

Planning Staff: Ernest Creveling, Community Development Director; Richard Mailhot, Code Enforcement Officer; Robert Price, Planning Technician.

Pledge of Allegiance

Public Hearings – Thibeault Quarry

*An application for an Amended Excavation Plan has been submitted by Thibeault Sand & Gravel, LLC, on land known as Nashua River Land Corporation, to amend their Excavation Permit to add a quarrying operation. The properties are shown on Raymond Tax Map 32, Lot 43; Map 32, Lot 68; Map 37, Lot 2; and Map 38, Lots 12 and 13; accessed via NH State Route 27. ****NOTE**** This hearing will be opened briefly and continued to July 12, 2007. There will be no comment taking place.*

MOTION: Gretchen Gott made a motion to continue this hearing to July 12. Jonathan Wood seconded. The motion passed with a unanimous vote of 5-0-0.

Walgreens

An application for a one-lot subdivision has been submitted by Arista Development, LLC. The applicant proposes to subdivide one commercial lot into two commercial lots. The property is shown on Raymond Tax Map 29, Lot 25; NH Routes 27 and 156.

An application for Site Plan Review has been submitted by Arista Development, LLC to construct a 15,000 sq. ft. Pharmacy. The property is shown on Raymond Tax Map 29, Lot 25; NH Routes 27 and 156.

An application for Site Plan Review has been submitted by Arista Development, LLC to construct a 7,000 sq. ft. Auto Parts Retail Store. The property is shown on Raymond Tax Map 29, proposed Lot 25-1; NH Routes 27 and 156.

*PLEASE NOTE: ****The aforementioned Pharmacy and Auto Parts Store Site Plan Applications have abutting lots, and have co-joining facilities*****

MOTION: Jonathan Wood made a motion to accept the application as complete for the purposes of review. Gretchen Gott seconded. The motion passed with a unanimous vote of 5-0-0.

Community Development Director Creveling stated the project is really in three parts. There is first a subdivision that will subdivide the main lot into two lots, and then a site plan application for each of those lots. Community Development Director Creveling stated there are three waiver requests that were given to us this evening before the meeting, so we have not had the opportunity to review them. There are no "major" issues

that surfaced as a part of Technical Review. Altus Engineering should be finished their review sometime next week.

Doug Benoit of Arista Development introduced the individuals who have been working on the project in attendance this evening.

Karl Dubay of MHF Design presented the plans to the Board. Mr. Dubay explained that the project is located wholly within the C.1 Commercial Zone. He stated there is a residential zone abutting us to the north. Mr. Dubay identified the three waiver requests the applicant is seeking:

1. Lot lines for newly proposed lots shall be perpendicular to the right-of-way;
2. Parking areas shall be set back no closer than 10' from street or lot line;
3. Loading areas shall not be permitted within 50' of abutting property line.

Mr. Dubay stated the plan is to construct a Walgreens Pharmacy and an as-yet unidentified auto-parts retail store. Mr. Dubay stated the auto-parts store will not have any auto repair or other work taking place. The store is merely a retail store.

Bob Carlberg asked if both buildings will feed into the septic system. Mr. Dubay stated yes, both buildings will feed into that system.

Mr. Dubay stated Public Works requested that there be a separate water connection for each building.

Mr. Dubay stated the existing man-made vegetated ditch along the front of the site will be re-worked. Jonathan Wood stated the applicant came before the Conservation Commission with this idea, and the Conservation Commission had no objections.

Mr. Dubay stated the driveway from Route 27 will be wholly on the Walgreens site. There will be cross easements between both sites. Additionally, there will be cross easements on three of the parking spaces as the auto-parts retailer would like to have a total of 30 spaces, and Walgreens would be comfortable with 56. Currently, the spaces are divided as follows: 27 for the auto-parts and 59 for the Walgreens.

Maurice Titcomb asked about the second waiver for parking. Mr. Dubay stated there is one parking space that will not be ten feet away from the lot line. However, the space meets the requirement in distance from the right-of-way.

Mr. Dubay stated the third waiver, regarding loading areas, features the same type of problem. The loading area will be located wholly on the site; however it will not be the required distance from the side lot line that separates the two uses.

Jonathan Wood asked about acoustic screening for the air conditioning units on the top of the building. Steve Moeser, architect for the Walgreens site responded that the units are up-discharge ventilation.

Mr. Dubay stated the propane tanks will be underground. This is a more expensive approach, however it is more aesthetically pleasing.

Eric Eby, Traffic Engineer discussed the traffic study with the Planning Board. Mr. Eby explained that the majority of the traffic coming out of the driveway on Route 156 will be taking a right turn. Mr. Eby stated about half of the traffic generated by the stores is called "pass-by" traffic. This means that half of the traffic visiting these stores normally passes through this area currently. Once the stores are built, they will stop for impulse shopping.

Bill Cantwell asked what the number of cars were making a left turn from Route 156 onto Route 27 today as well as after the stores are completed. Mr. Eby stated today on a both for a PM peak hour and a Saturday peak hour, there are 120 left turns. The project will not add any additional turns. It is assumed that any traffic going east will go to the traffic signal at Irving.

Jonathan Wood asked if there will be any signage internally within the site saying, for example, Route 101 this way, Route 27 this way, etc. to attempt to push people in the most convenient direction. Mr. Eby replied there isn't, however they can be added to the plans.

Bob Carlberg asked if the summer traffic to Pawtuckaway State Park was taken into consideration. Mr. Eby stated the counts were done in October 2006. Therefore, since it was not peak season, the Department of Transportation gives adjustment factors to apply that will generate the peak season condition. This is a standard methodology to estimate peak season estimates.

Gretchen Gott stated she seems to recall that the Route 156 driveway had a restricted use per order of the DOT. Ms. Gott asked if the engineers knew anything of this restriction. Mr. Eby stated he was unaware of any restrictions, and in meetings with the DOT, they have not had any objections. The plans are under review by the DOT currently, and we should have comments back within a month.

Mr. Eby stated they are proposing to widen Route 27 between the right-in, right-out driveway and Route 156, creating a deceleration lane for traffic that wants to take a right onto Route 156. This allows drivers taking a left from Route 156 onto Route 27 to see that a vehicle will be turning, and will help alleviate queuing in this area. Gretchen Gott asked if it was an actual striped lane, or merely a wide shoulder. Mr. Eby stated it is a wide shoulder that can be used as a deceleration lane. Ms. Gott expressed concern with this, stating that pedestrians will be using the lane if it is not marked as a lane for vehicular traffic. She stated in her opinion, it needs to be clearly marked travel lane. Mr. Eby responded if it is marked as a lane, then people may accidentally get into it and try to cross straight through the intersection to keep traveling west on Route 27. Additionally, if it is made a full lane, the stop bar on Route 156 will need to be pulled back away from Route 27, making left turns that much more difficult.

Jonathan Wood asked if it were at all possible to establish a partial-escrow account for a potential future traffic light at the Route 27/Route 156 intersection (similar to what will be happening at Scribner Road/Old Manchester Road/Industrial Drive), since this

intersection does not yet meet the warrant for a signal. Community Development Director Creveling stated that could be possible, but would need to be looked at further.

Gretchen Gott asked if a traffic signal could be placed at the intersection of Route 27 and Route 156, but have the signal flash yellow at night. Mr. Eby stated that in District 5, the DOT prefers that lights be fully-functioning at all times.

Doug Benoit stated that Irving has given an access easement, and is allowing access to the traffic signal at their entrance. In turn, Walgreens is giving Irving an access easement throughout the entire site with access out to Route 156.

Steve Moeser, architect for the Walgreens project presented the design to the Board. Mr. Moeser stated the building will be all masonry. It will be fully sprinkled, as required. All curbing on the site will be entirely poured-in-place or pre-cast concrete. The sign on the building will be internally illuminated.

Jonathan Wood asked if the pylon sign will be turned off after hours. Doug Benoit responded the sign and message board will be turned off after hours.

Gretchen Gott asked what Walgreens is doing to make this store as green as possible. Mr. Moeser stated the heating/ventilation system within the store is a recirculation system. Heat is captured and re-used, using less energy to heat the store. All motors are high efficiency motors and all lighting is fluorescent. All glass is insulated low-e glass. The roof and exterior walls have more R value than is required by code.

Gretchen Gott requested that the Planning Board hold a site walk.

MOTION: Jonathan Wood made a motion to hold a site walk on Sunday July 15 at 8:00 a.m., with members meeting at the site. The site walk will be open to the public. Gretchen Gott seconded. The motion passed with a unanimous vote of 5-0-0.

PUBLIC COMMENT:

Don Thompson, who was representing his mother, (an abutter to the north) asked numerous questions of the applicant. He stated that he also attended the Technical Review Committee meeting in May. Mr. Thompson stated he too recalls that the driveway onto Route 156 was a right-turn only exit, as Ms. Gott stated earlier in the meeting. Mr. Thompson asked several questions about the hill cut, which Mr. Dubay answered. Mr. Thompson also asked if there is a better fence than what is proposed in terms of soundproofing, because the current proposal has gaps in it. Mr. Thompson requested than any sound from the ventilation or cooling units be vented toward Route 27, or that a deflecting structure be put in place to deflect the sound toward Route 27.

Paul McCoy, representing the sellers, stated it was a part of the original plan that an access to the Irving site would be put in place. Additionally, there has been a major change to the design of the intersection of Route 27 and Route 156 a few years ago. The DOT will likely be taking this into consideration.

Richie Ladd asked how the ledge will be taken off the site. Mr. Ladd stated when Irving was done, the rock had to be taken out in large chunks because it could not be crushed. Mr. Ladd recommended the applicant get a variance to crush the rock to make life easier.

MOTION: Jonathan Wood made a motion to continue this hearing to August 2. Bob Carlberg seconded. The motion passed with a unanimous vote of 5-0-0.

Black Dog Realty Subdivision

An application has been submitted for a Subdivision by Black Dog Realty, LLC to subdivide a lot consisting of 3.6714 acres into two lots; one consisting of 2.9633 acres and the other consisting of .7081 acres. The property is shown on Raymond Tax Map 28-2, Lot 21; NH Route 27.

Community Development Director Creveling stated this is a subdivision of a lot that has a site plan approval for a duplex on it. Part of the lot is in Zone A, and part is in Zone C.1.

MOTION: Gretchen Gott made a motion to accept the application as complete for purposes of review. Maurice Titcomb seconded. The motion passed with a unanimous vote of 5-0-0.

Community Development Director Creveling read the following from Code Enforcement Officer Richard Mailhot's Zoning Determination:

The extremely small size of this lot, with its rather unique shape, while meeting the strict letter of the dimensional requirements, begs for a condition of approval requiring the submission of a commercial site plan as part and parcel of the subdivision approval process, so as not to have the size and shape factors of the proposed lot become the very hardship basis for a variance request in the future.

Richie Ladd of RSL Layout and Design presented the plans. Mr. Ladd stated this lot will be just under three acres, and therefore we are requesting that the existing duplex site plan approval be kept in tact. Mr. Ladd stated that as a part of the plans, we have provided a site plan that has the potential to be constructed there, but is not necessarily what will occur.

Gretchen Gott asked where exactly on Route 27 this lot comes out. Mr. Ladd stated directly to the east is Raymond Foreign Auto, and to the west is a run-down mobile home.

Gretchen Gott asked what the purpose of this subdivision is. Mr. Ladd stated his client feels this has value as a commercial lot rather than keeping it tied to a residential lot that is 600 feet away, separated by a wetland that will never be used. The back piece now has frontage on Juanita Avenue.

MOTION: Gretchen Gott made a motion that a site walk be held on July 15, starting at approximately 8:30/8:45 a.m. Board members will meet on the site, and the site walk

will be open to the public. Maurice Titcomb seconded. The motion passed with a unanimous vote of 5-0-0.

PUBLIC COMMENT:

There was no public comment.

MOTION: Jonathan Wood made a motion to continue this hearing to August 2. Bob Carlberg seconded. The motion passed with a unanimous vote of 5-0-0.

Approval of Minutes

MOTION: Jonathan Wood made a motion to approve the minutes of 06/14/07 as amended. Gretchen Gott seconded. The motion passed with a vote of 4-0-1 with Maurice Titcomb abstaining.

MOTION: Bob Carlberg made a motion to approve the minutes of 06/21/07 as amended. Jonathan Wood seconded. The motion passed with a unanimous vote of 5-0-0.

MOTION: Jonathan Wood made a motion to approve the minutes of 06/25/07 as printed. Gretchen Gott seconded. The motion passed with a vote of 4-0-1 with Maurice Titcomb abstaining.

MOTION: Jonathan Wood made a motion to approve the minutes of 06/26/07 as printed. Gretchen Gott seconded. The motion passed with a vote of 3-0-2 with Bob Carlberg and Maurice Titcomb abstaining.

Other Business

Jonathan Wood stated that Ed French has decided to step down as convener of the Balanced Economic Growth Master Plan group.

Community Development Director Creveling stated that the Technical Review Committee addressed deficiencies with the Earth Excavation Regulations this week. Specifically, the TRC looked at the issue of the compliance review that the Planning Board has every couple of years. At some point in the past, the Planning Board started this renewal process, however nowhere in the Excavation Regulations is this process defined. This process is being codified now, and we will bring it forth to the Board for review later in the year.

Adjournment

MOTION: Jonathan Wood made a motion to adjourn. Bob Carlberg seconded. The motion passed with a unanimous vote of 5-0-0. Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Robert Price
Planning Technician