

**Town of Northwood
Planning Board Work Session
May 11, 2017**

MINUTES

Chair Robert Strobel called the meeting to order at 6:40 p.m.

PRESENT: Chair Robert Strobel, Betty Smith, Selectmen's Representative Rick Wolf, Joe McCaffrey, Justin Mikolyski and Vice-Chair Lee Baldwin.

TOWN STAFF PRESENT: Board Administrator Linda Smith, and Land Use Secretary Susan Austin, and Town Planner James Burdin

VOTING DESIGNATION: Chair Robert Strobel, Betty Smith, Selectmen's Representative Rick Wolf, Joe McCaffrey, Vice-Chair Lee Baldwin and Justin Mikolyski.

Case# 17-03

Anthony Pasquale and Alison Gomes; 648 First NH Turnpike; Map 222 Lot 20
Applicants seek a minimal impact site plan for a change of use from retail to a health care facility.

**Ms. B. Smith made a motion to accept the application as complete.
Selectman Wolf seconded the motion. Motion carried 6/0.**

Mr. Pasquale was present to speak about his application. He stated that two nurses would like to open a medical office in the building. The space is currently approved for retail. He is asking for a change of use. He feels that it will be less of an impact than a retail use because it will be patients booked an hour at a time, with fewer hours open.

Mr. Burdin stated that in general he agrees with the applicant, it would be less of an impact to have a medical office. However, in case like this they have requested a letter from a licensed septic designer to verify that the existing septic can handle any change in usage, and similarly some documentation from DOT stating that they acknowledge the change of use and they don't see any issues related to the driveway permit.

Mr. Pasquale stated that there was a septic design on file at Town Hall

Chair Strobel read the abutters

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|--------------------------------|-----------------------|-----------|
| 1. Anthony Pasquale | 648 First NH Turnpike | Northwood |
| 2. Peter and Tiffany
George | 654 First NH Turnpike | Northwood |

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| 3. Mary Quinn and Kelly
Maynard | PO Box 326 | Northwood |
| 4. Bruce Farr and Judith
Sanderson | 51 Catamount Road | Northwood |

Chris Quinn was present as an abutter.

Chair Strobel stated the conditions of approval:

1. Letter from a licensed septic designer indicating that the change of use will have no harmful impact on the septic system.
2. Written communication from DOT, indicating their acknowledgement that the change of use will have no adverse impact on the driveway permit
3. All local, state and federal permits obtained.

Ms. B. Smith made motion to approve the application with conditions listed. Mr. McCaffrey seconded. Motion carried 6/0.

Case # 17-04

J&M Plunkett Real Estate & Cooper Hill Property Rentals; 261 First NH Turnpike, Map 231 Lots 79 & 78; Design Review for re-configuration of parking, driveways and stormwater management for existing multi-family property and restaurant.

Chris Berry was present to speak for the applicant. He provided the board with several design plans, which he referred to throughout the presentation. Mr. Berry stated that they were actively pursuing a variance from the Zoning Board for to Section IV, Article B (4)(b) for paved driveway and parking that do not meet the zoning ordinance for 50' setback. He stated that they were presenting a design review because there haven't been many commercial projects since their last project. This one is complicated in a number of ways, so they wanted early input. They have a lot of the engineering done. The main focus of the project is the Cooper Hill Pizza restaurant. Mr. Plunkett would like to expand, because he's run into an operational problem with his take-out part of the business and the interaction with the sit-down business. He'd like to separate the two by expanding the building in order to give each of those aspects their own space. Another issue they would like to correct is the parking problems. There is an issue with the parking lot where there is no real direction as to how you pull into the parking lot. In order to correct these problems, they of course will have septic design review questions, along with storm water drainage

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questions. They are moving forward with a complete survey and engineering project. There is drainage from Rt. 4 that crosses the highway and comes on to the property through a large discharge pipe. The catch basin was clogged at one point so a culvert was installed that goes under and traverses through the property. Because a large portion of this project is for DOT, they are planning on closing one of the existing driveway cuts, that is why they are including the other property in this application. They designed the entire site around one of the entrances that people use that is to the north of the existing utility pole. They would like to create one curb cut, provide 88 spaces to the closest positions required to the door, close up the pavement along the front of the project site and turn it into green landscaped area and provide a proper commercial parking lot. Because of the expansion off of the back, they added parking spaces to the site. They also plan to formalize a loading zone and provide full access around the structure. The eastside of the property will be curved, and grading will go over the boundary line, which is one of the reasons for the variance request. The reason for the curbing is to direct flow to the back of the property. They want to move the dumpsters to the back of the site. They are proposing that the back of the site be one way, therefore discouraging traffic on the existing shared access point. The rear of the structure is going to be benched slightly higher because the site slopes back. There will be lighting on the building itself, and he provided the board with the lighting calculations plan. The project site now has quite a bit of pavement on it. They plan on covering up a lot of that with impervious surface. To offset that, they've been able to get most of the stormwater down into pretreatment soil and then down into a large rain garden in the back. Part of this is an active project with DOT because they have a few random pipes that exist on this property. They are going to work with them to realign some of that drainage. Currently the pipe comes down and discharges right into the wetlands. What they are proposing to do is to bring it out into a couple of different structures. Install some grading down to a headwall and then put it into a riprap outlet that dissipates the flow before it enters into the wetlands. All of the other stormflow on site is disconnected from that. It's captured, pretreated and then fully treated through the rain garden at the back of the site. The stormflow that is located at the rear of the site is not changing at all. They are propping a lighting plan, and he provided the board with a lumen plan. He stated that everything was dark sky compliant and none of the lumens cross any of the boundary lines. They are proposing that the uniformity ratio be fairly low. They will have architectural designs when they present the full application. One of the major aspects of the project is effluent disposal. They are proposing a clean solution system. This is an aeration system that takes the sewage from the structure and treats it in a

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number of aeration tanks before it even gets to the leech field. The leech fields primary function is treatment and re-infiltration into the ground, and because of the style of loading that this creates, they thought it was important to utilize one of the more scientific systems.

Chair Strobel read the abutters list.

1. J&M Plunkett Real Estate, Brentwood, NH
2. Cooper Hill Property Rentals, Northwood, NH
3. Elliott Revocable Living Trust, Northwood, NH
4. Ryan Chadborn, Northwood, NH
5. Arthur and Pauline Marston, Northwood, NH
6. Bank of New Hampshire, Portland, Maine
7. Robert and Donna Paquette, Northwood, NH
8. Piper Cove Properties, LLC, Northwood, NH

Abutter present: Arthur and Pauline Marston. Mr. Marston stated that his only question was where does the water end up? Mr. Berry stated that currently there is a drainage problem, in that there is a catch basin that has been buried for a number of years so it obviously isn't working. There was another culvert installed, and water that was to go to the catch basin might get to the culvert, but what likely happens is that it goes further down to the shared access point. They plan to clean and reconstruct the catch basin. By having the basin there, it will capture a lot of the flow and alleviate some of the drainage problems.

Mr. Berry thanked the board for listening.

Chair Strobel called a recess at 8:30 PM.

The board returned from recess at 8:45 PM.

Minutes

April 28, 2017

Ms. B. Smith made a motion to accept the minutes as amended. Mr. McCaffrey seconded. Motion carried 6/0.

Ms. L. Smith stated that they have not received additional information and they may need to extend. She also stated that an application came in but needed to be revised and would like to be considered early for next month. She stated that a minor site plan for pet rescue came in for June.

Ms. L. Smith stated that Judi Anthony would like to be an alternate.

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SIGNATURE & PENDING FILES:

CASE: 16-05: Millstone Realty Trust (Docko), 1090 First NH Turnpike. Map 217/Lot 35. Amendment to an existing major site plan that would extend operations through 2020. Approved with conditions.

Ms. Smith stated that the dentation pond has been built, the engineer has looked at it and gave a green light to have the town engineer go out and look at it. CMA has written a letter stating what is everything except a swale that funnels the stormwater into the pond has been completed. But the engineer is comfortable with what has been done, and feels that there needs to be time for the pond to stabilize before there is a need for the swale. The numbers have been revised and sent to the applicant as of Monday and she requested a timeline for when they should receive a security but she hasn't heard anything back.

Chair Strobel stated that they are making progress on the Master Plan. He stated that he met with Mr. Gunter to discuss CIP and how they are going to collect the information.

Mr. McCaffrey made a motion to adjourn at 9:05 PM. Ms. B. Smith seconded. Motion carried 6/0.

Respectfully Submitted,

Susan Austin, Land Use Secretary.