

The Planning Board for the Town of Derry held a public meeting on Wednesday, June 20, 2018 at 7:00 p.m., at the Derry Municipal Center (3rd Floor Meeting Room) located at 14 Manning Street in Derry, New Hampshire.

Members present: David Granese, Chairman; John O'Connor, Vice Chairman; Lori Davison, Secretary; Brian Chirichiello, Town Council Representative; Frank Bartkiewicz, Mark Connors, Maya Levin, Members

Absent: Jim MacEachern, Randy Chase, Matt Leavitt, Elizabeth Carver

Also present: George Sioras, Planning Director; Elizabeth Robidoux, Planning & Economic Development Assistant.

Mr. Granese called the meeting to order at 7:00 p.m. The meeting began with a salute to the flag. Mr. Granese then noted the emergency exits, the location of meeting materials, and introduced the Board members and staff.

Escrow

#18-12

Project Name: Kendall Pond Apartments

Developer: DJ Development LLC

Escrow Account: Same

Escrow Type: Letter of Credit

Parcel ID/Location: 24037, 19 Kendall Pond Road

The request is to renew Letter of Credit #82248751 in the amount of \$24,753.60, drawn on Haverhill Bank for the above noted project. The expiration date will be June 29, 2019.

Motion by O'Connor, seconded by Bartkiewicz to approve as presented. The motion passed with all in favor.

#18-13

Project Name: Granite Clover Self Storage

Developer: Crom, LLC

Escrow Account: Same

Escrow Type: Letter of Credit

Parcel ID/Location: 01023-001, 125 Windham Road

The request is to approve a final release in the amount of \$16,977.00 on Letter of Credit #6211, drawn on Eastern Bank. The amount to retain is zero.

Motion by O'Connor, seconded by Bartkiewicz to approve as presented. The motion passed with all in favor.

Minutes

The Board reviewed the minutes of the June 06, 2018, meeting.

Motion by Bartkiewicz, seconded by Chirichiello to approve the minutes of the June 06, 2018, meeting as written. The motion passed with O'Connor, Connors and Davison abstained.

Correspondence

Ms. Davison advised the Board is in receipt of a Notice of Public hearings concerning the Tuscan Village development in Salem, New Hampshire. The master plan has been revised. Public hearings will be held at 7 PM on June 26, 2018, July 10, 2018, and July 24, 2018 at the Salem Town Hall, 33 Geremonty Drive in Salem.

Mr. Chirichiello asked Mr. Sioras if there will be any regional impacts for Derry as a result of this project. Mr. Sioras did not believe it would have the same impact as Woodmont Commons as Londonderry is planning to utilize some of Derry's infrastructure. Mr. O'Connor asked if charitable gaming is a part of the Tuscan master plan. Mr. Sioras said no. There will be retail and residential condominiums and a movie theatre. Mr. Connors recalled some discussion about running utilities down Route 28 to Salem to benefit this project. Is that still in the works? Mr. Sioras explained the state has granted approval to run water through Derry to Salem. This project will take years to complete.

Other Business**Schedule Public Hearing – To amend Article VI, Section 165.32.1, General Commercial II**

Mr. Sioras advised the changes have been finalized for the amendments to the General Commercial II zone. The zone has professional office and medical buildings currently. These amendments clear up the uses by adding Medical Office and Health Service Facility. Staff recommends the Board move to schedule a public hearing for July 18th.

Motion by Chirichiello, seconded by Bartkiewicz to schedule a public hearing for July 18, 2018, to amend Article VI, Section 165-32.1, General Commercial II, to add the uses Medical Office and Health Service Facility to the zone as permitted uses.

Levin, Chirichiello, O'Connor, Davison, Connors, Bartkiewicz and Granese voted in favor and the motion passed.

Mr. Granese asked if there would be public notice of the change outside of the newspaper notice. Ms. Robidoux advised if there are less than 100 properties affected, a notice will go to each affected property owner.

Review of building elevations/renderings, PID 32030, 23 Crystal Avenue

Mr. Sioras explained the Board has been provided renderings of the project located at 23 Crystal Avenue, which is adjacent to Sal's and Moo's Ice Cream and across the street from St. Thomas Aquinas Church. Staff has been meeting with the developer and his engineer and the project is moving forward. In an effort to be proactive, the Board is being asked to review the rendering this evening. The Board should see the site plan in July. The intent is to rehabilitate the existing building on the lot which will contain a bank, an urgent care center, physical therapy office; those uses will be accessed from the front of the building. The rear portion of the building is existing warehouse space, which will continue as light industrial manufacturing. The Board does not need to vote on this, but the developer would like feedback on the design. They will be before the Conservation Commission on Monday evening.

Mr. Connors asked for clarification as to what side of the building faced what abutter. Mr. Sioras said the top rendering (labeled East but should be South), faces the school property. The East elevation faces Lenox Road; the North elevation faces Moo's Ice Cream and the West elevation faces Crystal Avenue. He noted the look of the building is deceptive when looking at the front; it is larger than it appears. Mr. Connors asked about the other rendering provided in the packet. Ms. Robidoux explained that was provided for information only and is not on the table for discussion this evening. It was provided only so the Board could see the cohesiveness of the site.

Mr. Granese advised the developer is looking for feedback and he felt it was good the developer was being this proactive. Mr. O'Connor asked if the Architectural Design regulations came into play. Mr. Sioras said the General Commercial zoned does not rate a high level of compliance per the regulation. This is an existing building on a unique site.

Mr. Connors asked if there was room behind the building on the side that faces the school.

Karl Dubay, of The Dubay Group, advised the area to back is wooded and slopes up to the school. There is a strip of parking intended behind the building, but the development is not intended to be as intense as what had been planned prior. The previous plan (2013) had a more intense use, large retaining walls and parking. This project is less intense, with renovation of the existing building which will have some parking behind the building. The Board will see all of this when the plan comes to the Board for public hearing. Some of the existing loading docks will be removed. The building will be rebuilt and reskinned. Mr. Connors asked with regard to connectivity to the church parking lot. Mr. Dubay explained the design has been built to connect to the church or not. The design works either way. It would be up to the Archdiocese; but it all depends up on timing. This area along Crystal Ave will be beautified. They are not in discussion with Sal's as that parcel is separated from 23 Crystal by another lot. Their design can blend across the front. They have also spoken with the owner of Moo's Ice Cream, but once again, it would depend upon timing. Mr. Dubay asked that any comments on the architectural renderings be forwarded to Ms. Robidoux and she will present them during TRC to the developer. Ms. Davison confirmed the site plan application will include a traffic summary.

The Board had no comments or suggestions at this time.

There was no further business before the Board.

Motion by Bartkiewicz, seconded by Davison to adjourn. The motion passed with all in favor and the meeting adjourned at 7:18 p.m.

Approved by: _____
Chairman/Vice Chairman

Secretary

Approval date: _____