

The Planning Board for the Town of Derry held a public meeting on Wednesday, October 21, 2020, at 7:00 p.m. The meeting was broadcast from the Derry Municipal Center, 14 Manning Street, Third Floor meeting room.

Members present: John O'Connor, Chairman; Lori Davison, Vice Chair; Mark Grabowski, Secretary; Richard Tripp*, Town Council Liaison; Randy Chase, Town Administrative Representative; Mark Connors; Doug Danzey, Jennifer Carrier, Members; Dave Granese*, Alternate

Absent: Jim MacEachern

*Denotes virtual attendance.

Also present: George Sioras, Planning Director; Mark L'Heureux, Engineering Coordinator; Elizabeth Robidoux*, Planning and Economic Development Assistant

Mr. O'Connor opened the meeting at 7:00 p.m. The meeting began with a salute to the flag. Mr. O'Connor advised that although the Stay at Home order has expired, Emergency Order #12 as issued by Governor Sununu waives the requirement that all members be physically present. Members can attend the meeting electronically. He provided the appropriate links for members of the public to join the meeting virtually via a MAC, PC, or by phone. He then introduced the staff and Board members.

Mr. Granese was seated for Jim MacEachern.

Mr. O'Connor took a moment to express the Board's sympathies to the MacEachern family for the recent passing of a family member.

Escrow

#20-25

Project Name: 66 Fordway

Developer: John Lanzafame

Escrow Account: Same

Escrow Type: Cash Escrow

Parcel ID/Location: 24003, 66 Fordway

The request is to approve a final release of cash escrow in the amount of \$10,199.52 for the above noted project. The amount to retain is zero. This escrow is non-interest bearing.

Motion by Granese, seconded by Grabowski to approve as presented.

Chase, Carrier, Grabowski, Danzey, Connors, Davison, O'Connor, Tripp and Granese voted in favor and the motion passed.

#20-26**Project Name: Two lot subdivision of Parcel 06058****Developer: Linda Rutter****Escrow Account: Same****Escrow Type: Cash Escrow****Parcel ID/Location: 06058, 52 Lane Road**

The request is to approve a final release of cash escrow in the amount of \$4,665.60 for the above noted project. The amount to retain is zero. This escrow is non-interest bearing.

Motion by Grabowski, seconded by Davison to approve as presented.

Chase, Carrier, Grabowski, Danzey, Connors, Davison, O'Connor, Tripp and Granese voted in favor and the motion passed.

Minutes

The Board reviewed the minutes of the October 07, 2020, meeting.

Motion by Davison, seconded by Granese to approve the minutes of the October 07, 2020, meeting as written.

Chase, Carrier, Danzey, Connors, Davison, O'Connor, and Granese voted in favor; Tripp and Grabowski abstained, and the motion passed.

Correspondence

Mr. Grabowski reported the Board has received a notice of public hearing from the City of Nashua, ZBA, advising of a public hearing scheduled for October 27, 2020. The applicant is the City of Nashua and Verizon Wireless. They are applying for relief to replace an existing light pole with a 130 foot pole in the outfield of Holman Stadium which will serve to provide light and as a communication tower.

Other Business**Re-imagine Hood Park**

Mr. O'Connor advised there is an effort underway to collect information from the community to see what they envision for the future of Hood Park. As part of this effort, there will be vision boards available at several locations around town, including the Municipal Center, and at voting location at Pinkerton Academy. An information site has been developed and can be found on the

main page of the Town Website. On that HUB, are links to a visioning postcard and on online survey.

The public is being asked to download the postcard and to complete the survey.

UNH Cooperative Extension is assisting the Hood Park Steering Committee in this effort. They will analyze all of the information obtained from the vision boards and surveys, as well as the visioning postcards. That information will be presented in a report to the Steering Committee, who will then make a recommendation to Town Council, hopefully in December, based on what the residents have said. Information will be collected until the first or second week of November.

Mr. O'Connor also noted construction is underway to extend the Rail Trail over the dam to North High Street.

Mr. Connors said he was excited about the Hood Park project. The visioning postcard allows people to the ability to draw what they would like to see at the park. If those are sent to the town, they are loaded onto the website so that everyone can see them. His question would be if there are changes made to the pond at the end of this effort, will the plans need to be reviewed by the Planning Board because of wetland impacts. Mr. Sioras said town projects come before the Board for review and it is likely the Board will see something in the future. Mrs. Robidoux agreed, stating any review of that type would fall under Governmental Use of Land, and Planning Board review would be advisory only. Anything to do with the pond would be vetted through Public Works first.

Public Hearing

PKMD Properties

PID 35004, 111 Franklin Street Extension Acceptance/Review, Site Plan Modification Addition of 2160 SF accessory building

Mr. Sioras provided the following staff report. The Board approved a site plan for this project in November of 2019, as the future home of Paul the Plumber. The original approval was for a new office building on the site. This evening, the Board is being asked to review a modification to allow the construction of a 2100 square foot accessory warehouse building. The lot is located in the Industrial IV zone and this is a permitted use. All departments have reviewed the plan and provided TRC signatures. There are no waiver requests or state permits required and staff would recommend approval of the site plan application.

Doug McGuire of The Dubay Group represented the applicant via virtual attendance. He advised the original approval allowed two primary access points, a large main building, and an open area for storage, parking, and circulation. A full buffer was provided along the residential property lines for which they had obtained a variance to allow a 20 foot buffer, comprised of one row of evergreens and a fence. The buffer does not change with this application. This plan will

reduce the amount of pavement because they are eliminating the second access point. This will improve the previous design because the warehouse building will add to the buffer between the use and the residents; the trees and fence in the buffer remain as proposed. There are no access doors or windows to the rear of this building. The impervious cover is being improved. The prior plan had 61% impervious cover; this plan reduces that to 55%. The project is currently under construction per the previously approved plan. The landowner realized that he needed more capacity for the business and is making this modification. The drainage for this amendment is similar in that the collection of stormwater promotes infiltration through the basins and they have increased the size of the supplemental basin to create better capacity. An erosion control plan is in place. The lighting plan is similar to that previously approved and the new building will have wall packs.

Motion by Granese, seconded by Grabowski to accept jurisdiction of the site plan modification before the Board for PKMD Properties, PID 35004, 111 Franklin Street Extension.

Chase, Carrier, Grabowski, Danzey, Connors, Davison, O'Connor, Tripp and Granese voted in favor and the motion passed.

Motion by Granese, seconded by Grabowski to open the public hearing. Chase, Carrier, Grabowski, Danzey, Connors, Davison, O'Connor, Tripp and Granese voted in favor and the motion passed.

There was no public comment.

Motion by Davison, seconded by Granese to close the public hearing. Chase, Carrier, Grabowski, Danzey, Connors, Davison, O'Connor, Tripp and Granese voted in favor and the motion passed.

Mr. O'Connor confirmed the buffer will remain unchanged, and that the variance allowed a 20 foot buffer to be comprised of a fence and one row of trees. Mr. McGuire added the landscaping plan will remain unchanged. He believed the new building will encroach less on the residential neighbors than the original plan which had approved the access pavement right on the side setback line.

Mark L'Heureux indicated there were no issues from Public Works to be addressed. The modified plan works with what was originally proposed.

Mr. Connors inquired as to the height of the new building and the shrubbery. Mr. McGuire indicated the building height was not noted on the plan. The fence is 6 feet tall and the plantings will be of a similar height, but will grow taller than that. The plan calls for arborvitae. There is the potential to see the building at first, especially while the trees are growing. Other than being able to see the building, it will not be a nuisance to the abutting residents due to the nature of this building. There will be nothing on the rear side of the building. Mr. Connors thought there were windows to the rear? Mr. McGuire advised the windows are on the main office building. Mr. Connors asked if all the calculations support the modification. Mr. L'Heureux said this

amendment fits on the site and is likely a better use for the site than the originally proposed second entrance.

Mr. O'Connor asked if the proposed signs for the site include electronic message center signs. Will the sign package come to the Board for review? It was noted the proposed sign location is to the right of the entrance. Mr. McGuire brought the Board's attention to Note 19 which states all signs shall be submitted to the Planning Board and Code Enforcement for review prior to installation. The sign package will be handled as a separate application by the sign vendor after his firm finishes their process.

Mr. Chase noted the five inch gutters on the building. Where will that water drain and will this building have a metal roof? There is a metal roof. What precautions are being taken as there is a six foot side slope that leads to the abutting apartment's parking lot. If snow comes off the roof and the pile melts, it will lead to the abutting parking lot and potentially cause an icing issue. Mr. McGuire said they have a roof drain system and there are cleanouts at the corners. The drainage is directed to the basin, which leads to the perforated area, promoting infiltration. He would hope the snow would not substantially accumulate. There is a flat area for collection and the slope will be vegetated and fully established with turf. The slope drops, but not significantly. The row of trees is before the fence and this will dilute the melt in this area before it makes a noticeable impact on the abutting property.

Mr. Connors asked if vehicles will be stored in the new building and is there a need for any specific form of fire suppression based on the type of storage. Mr. McGuire said the applicant will use the building to store supplies for the business; there is no room in the main building, which is mostly office and other items, rather than storage.

Mr. Tripp asked if this project changed or increased impervious surface. Mr. McGuire advised the percentage of impervious is being decreased with this amendment from 61% to 55%. The building is being located in an area originally approved as pavement for the second access.

Motion by Granese, seconded by Connors to approve the application pursuant to RSA 676:4 III – Expedited Review, with the following conditions: Subject to owner's signature; address any outstanding staff comments relating to the October 02, 2020 TRC meeting; subject to on-site inspection by the Town's engineer; obtain written approval from the IT Director that the GIS disk is received and is operable and it complies with LDCR Section 170-61.C; subject to receipt of applicable state or local permits relating to the project as applicable (i.e., AoT, Wetland, Building Department, Fire Department, Water/Wastewater, Driveway, etc.); snow and ice removal shall be performed by a "Green Sno-Pro" certified contractor following Best Management Practices for the application of de-icing materials; and, conditions precedent shall be met within 6 months.

Chase, Carrier, Grabowski, Danzey, Connors, Davison, O'Connor, Tripp and Granese voted in favor and the motion passed.

There was no further business before the Board.

Mr. O'Connor thanked Owen Provencher for assisting with the meeting.

Motion by Granese, seconded by Connors to adjourn. The motion passed with all in favor and the meeting stood adjourned at 7:38 p.m.

Approved by: _____
Chairman/Vice Chairman

Secretary

Approval date: _____