

Site Walk  
37 Highland Avenue  
PID 26232

On Saturday, March 23, 2013, the Derry Planning Board conducted a site walk to view the property owned by Extended Realty, LLC that is under consideration for a 20 unit apartment redevelopment. The site walk began just after 10:00 a.m., at the property located at 37 Highland Avenue.

Present: Jan Choiniere, Frank Bartkiewicz, George Sioras, Randy Chase, Elizabeth Robidoux, Ann Alongi, John P. Anderson, John O'Connor, Darrell Park, Lori Davison. Other town officials present included Councilors, Mark Osborne, Tom Cardon and Mike Fairbanks. Nicole Duquette, PE, TF Moran represented the applicant. There were approximately 20 members of the public in attendance.

Weather conditions were cold with mostly cloudy skies. The site walk began outside what is proposed to be the front entrance, in the private way. Mr. O'Connor began by advising the purpose of the site walk was for the Board to gather information about the site and plan. He confirmed the location of the property lines which abut the McGowan/Lorenz properties, along the jointly owned private right of way. It was noted that there is a tree on the McGowan/Busteed property that is in the middle of the property line. In addition, it was determined that current abutters are infringing onto the private way by at least five feet as indicated by the location of the mailboxes. Nicole advised the intent is to ~~hold the existing property line saw cut~~ along ~~these the infringed~~ two properties and to redo the pavement on the within 24 feet of the private way. With regard to lowering the grade along the building, they plan to drop the grade about 9" so that they can replace the lower level windows with ones that meet life safety requirements. They will drop the elevation on the private way and recrown it, so that the stormwater runs into the proposed stormwater system. The breakpoint in the pavement for the system will be directly across from the proposed new entrance.

Members walked to the entrance of the site adjacent to Highland Avenue. Nicole pointed out the location of the proposed fire hydrant and where the water line will be extended. That location is near the edge of the existing sidewalk as it approaches the site. Nicole noted that underground utilities will need to be discussed with PSNH as well, as they would need to approve a new pole location. Nicole will also review an alternative approach in burying the lines from the existing pole to the current location on the school and possibly burying along the front of the building if the discussion with PSNH is not feasible. The members moved up the private way and stood next to the entrance doors. Nicole explained the spacing as one moves out from the edge of the building at that location. The intent is to add a 3 ½ foot wide sidewalk, parking spaces in this location will be 18 feet long (standard length), and then a 24 foot wide drive aisle. This will bring them ~~to the property line~~ in compliance. Nicole also discussed the reason they are requesting a waiver from the 20' residential buffer requirement. The private way is a separate piece of property. It directly abuts the lot line for the site. There is no

room to install a buffer. The private way is owned by Extended Realty, the McGowan/Busteed family and the Lorenz family. This is a very unique situation. Tenants will use the private way to access the parking lot.

Mr. O'Connor confirmed there is no intent to utilize on street parking for this project. All tenant parking is on site. It was noted that there are no speed limit signs on Highland Avenue. Residents believed the speed limit defaulted to 30 MPH. Mr. O'Connor commented the Highway Department would be in charge of speed limit signs. It was noted that there were two flashing light locations at either end of Highland Avenue but the lights were non-operational. Mr. O'Connor also noted that the only no parking signs for the street was directly across from the school. The signs are a limited time only and were intended for use when the school was active. (No parking 7:30 am & 2-3:00 pm). He was not sure if these were still enforceable?

The walk progressed around the back of the building, toward the area that sloped to Florence Street. Nicole advised her firm confirmed the structural integrity of the retaining wall that was just below the fence. The other retaining wall is owned by the abutting property. The property line is approximately 15 feet from the fence as one heads towards Florence Street. Regarding the retaining wall that is adjacent to the addition, they will tear that one down and construct another.

~~One Board member~~ Mr. O'Connor raised the question of adding future overflow parking in the area noted on the plan as "recreation area". Nicole advised they need to maintain the appropriate buffer and ~~it would require a lot of fill to make that work would take it under consideration to the owners regarding the possible extension of overflow parking if need be. There is more than sufficient setback allowance on the plan.~~ The existing trees will be removed down the slope heading from the fence for a distance of about 20 feet. They will bring in additional fill and construct a new retaining wall. This will enable them to construct the handicap parking spaces adjacent to the addition. The dumpster will be about 35-40 feet to the left of that. They will keep the addition, but strip it down to the wood frame and roof. There will be 20 units total for the site.

Mr. O'Connor asked if there were any underground storage tanks that needed to be removed. Nicole thought there was one on site. An abutter advised an oil tank had been removed from the front of the building already. Nicole noted that near the proposed parking lot to the rear, they will hold the existing berm and add plantings.

Fire apparatus arrived on scene and demonstrated the truck could drive up the existing private way and back down it without bottoming out. Nicole advised the current grade is 18% and after regrading will be 9%. Lt. Tunberg advised that the ladder truck would be able to access the site after the grade change.

The site walk ended at 10:22 a.m.

Approved by: \_\_\_\_\_

Chairman/Vice Chairman

\_\_\_\_\_

Secretary

Approval date: \_\_\_\_\_