

Site Walk Notes
May 11, 2013
Accurate Transport, LLC
41 Ashleigh Drive, PID 08017

Members/staff present: David Granese, Jim MacEachern, Frank Bartkiewicz, Darrell Park, Randy Chase, Al Dimmock, George Sioras

Also present: Chris Tymula, MHF Design, Jim Arruda, Derry Conservation Commission and approximately 35 members of the public.

The site walk began at 10:00 a.m. at the cul de sac at the top of the existing Ashleigh Drive. Dave Granese opened the meeting, explaining the process and how the Board handles site walks. Those present walked to the flagged area of that that indicated the proposed location of the building and dumpster storage area. Dave turned the meeting over to Chris Tymula.

Chris explained the site plan and noted the locations of various proposed features on the site. He spoke for about 15 minutes. Those present walked through the site and viewed the proposed locations of the drainage systems, and the dumpster storage location. Chris explained the drainage design and stated the distance from the building to the abutting neighborhood was about 800 feet, with the closest house about 900 feet.

George Sioras explained the history of zoning in the area. The land was rezoned about 20 years ago. The area between the power lines used to be residential and was owned by a family from Springfield, MA. They asked for the land to be rezoned in the ~~1900s~~1990s. The Planning Board rezoned the land to Industrial, feeling that it was more appropriate to have this land be Industrial given the extension of water and sewer into the area. Yvon Cormier purchased the property and it remained vacant until the last few months. Mr. Cormier cut the trees after obtaining permits to do so; he followed the appropriate process. He has an approval on the first lot beyond Walmart for a driveway access so that he can market the lot.

George explained the Board is looking at the 60 acres. Regarding a potential connection to Donmac, the Planning Board will not be looking at that possibility. When Donmac Drive was approved, the Board at that time asked for the stub to be shown connecting to the land that is now zoned Industrial. When Donmac was approved, that land was still residential and it made sense to show a possible future connection. Given the current zoning, it would not make sense to connect Industrial and residential land in that manner. It is possible that Ashleigh could be extended to the left between M&R and the power lines to Scobie Pond Road, but that is not even shown as a concept.

A question was asked if the buffer could be enhanced around the dumpster locations. The Board discussed the zoning requirements which included extra landscaping that could be in many combinations such as three rows of trees, or fencing with landscaping. Because the Industrial land abuts a Residential zone, there also needs to be a stronger buffer to protect the neighborhood.

There were many questions regarding the proposed drainage, mosquitos and runoff. If the plan is approved by the Board, the Board can put conditions on the approval. Bob Mackey and Mark L'Heureux are in the field during construction to ensure that everything is built to the approved plan, so there is a lot of policing as the site is constructed.

The Technical Review Committee process was explained. Residents asked with regard to the Conservation Commission meeting. It was understood the Commission looked at the plan and that as there was no wetland impact, they opted not to hold a site walk.

There was discussion regarding who reviews plans that come before the Planning Board, such as the TRC. There was discussion regarding traffic impact. Chris stated the road design for Ashleigh incorporates the proposed traffic for this use. It is anticipated that the trucks will travel five to six times per day. There is no overnight storage, meaning that after the business closes at 6:00 p.m., trucks will not be coming back to the site.

The Board discussed the proposed lighting and indicated that the Board could require low impact lighting.

Dave stated that when the plan came back to the Board at the next meeting, the abutters would be given another chance to ask questions and get their comments into the record.

Jim MacEachern talked about conditions that could be put on the plan if the plan was approved that would address the concerns of the abutters.

There were questions regarding future development of the acreage. George explained he saw a concept plan a few years ago that showed a three to four lot subdivision. That has not happened. The applicant is only building on 2 acres out of 60. Any future development would require notification of the abutters for the subdivision and as each lot gets developed.

Residents asked why they were not notified of the zoning change? George explained that 20 years ago, the process was to place the notice of the proposed zoning change in the newspaper and to post it around town. Now, the Board puts it in the newspaper and notifies abutters during the workshop so that they know it is being discussed. The Board also has the ability to put the notice on cable, and on the town website.

| The site walk ended at ~~10~~11:00 a.m.