

Site Walk
Keystone Builders, LLC
70 Fordway
PID 24005

On Saturday, June 07, 2014, the Derry Planning Board conducted a site walk to view the property owned by Ernestine Kallontzis (applicant is Keystone Builders) that is under consideration for a 14 unit multifamily dwelling. The site walk began just after 8:30 a.m., at the property located at 70 Fordway.

Present: Dave Granese, John O'Connor, Frank Bartkiewicz, Randy Chase, Jan Choiniere, Ann Alongi, Lori Davison, Frank Mazzuchelli, George Sioras, Elizabeth Robidoux. Also present were Tim Peloquin, Bob MacCormack, Jeff Lewis, Andrew White, and approximately ten members of the public.

Weather conditions were clear with light clouds. Dave asked Tim to provide an overview of the project and noted the property line had been staked out. He asked that abutters hold their questions for the public hearing on June 18th so that all of their comments and concerns can get on the record.

Tim advised the building footprint has been staked out with orange stakes; the pink stakes denote edge of pavement. Grades have been noted on some of the stakes as requested. It was noted that there would be fill in the area in which everyone was standing. [this was located in the lower left side of the lot as one faces Pinehurst from Fordway] With regard to drainage, Tim suggested if one looks at the intersection of Fordway and Kendall Pond, and sees how the land slopes, no drainage from this project will affect properties elsewhere. This project puddles in the corner of the property along Pinehurst [lower left corner of lot]. They will detain the water in an underground leach field which detains and retains the water. Any overflow will go to the new catch basin, pipe to the road and into the town system. This has been reviewed by the town and the town's engineer and meets the regulations. This will not increase drainage and it is an improvement.

The building will be 80' x 80' and is will not be much higher than some single family homes. The building height is 35 feet; they have revised the roof line to decrease the height. The allowed height in the zone is 60 feet, but they want to maintain the 35 feet which is the residential maximum in the zones. The style of the building will be residential; it is tucked into the corner to protect the residents as much as possible, especially the Desilets. The parking lot wraps around the building on the Desilet's side and also abuts Pinehurst. Landscaping will feature fencing and trees. Tim commented the land will be developed at some time for some purpose; they are meeting all of the site plan regulations. The developer does an excellent job and has a reputation for impeccable workmanship. This property will look nice once it is finished and be well maintained. He offered to stay after the meeting to answer abutter questions.

Dave asked Tim to explain the area that was to have the 12% grade. Tim explained it would have been a 12% grade when they planned to connect the lot to Pinehurst. That will not be the case now. The pavement will go to the back and the grade of the land will now be higher because of the water table and infiltration system. They will need to raise the land up in this location. Jeff added that the grade of the land is 7-8 feet higher closer to Fordway. The grade in this area of the property will be in line with the grades at Fordway; there will be a 3.5 to 4 foot drop to Pinehurst.

Dave asked with regard to the landscaping; what will stay and what will go. Jeff said because they are impacting so much of the site and because of the [lack of] quality of the vegetation on the site, they will be taking it all and replanting. That is per the advice of the landscape architect. George suggested retaining the vegetation at the corner of Pinehurst and Kendall Pond as it is a natural buffer. Jeff said they could single out some trees; they may want to clear the lower growth. George thought if they retained some of that vegetation it might help keep the character of the neighborhood. Jeff said they will look at identifying some trees that could remain and they will do that before the next meeting. He noted the property line extends beyond the stakes about 30 feet on the Desilet's side of the property.

The site walk moved the far left corner of the property, adjacent to the Desilet's garden. Mr. Desilet's advised he has maintained the lawn area between the two lots. Tim noted there will be a row of plantings along the property line in this location. The stakes shown are to indicate the edge of parking lot pavement, not the property line. The plantings will provide a buffer from the edge of pavement to the garden area that runs near the edge of Mr. Desilet's driveway. They will work with him on the row of plantings especially near the grade.

John asked if there will be buried propane tanks on the property. Tim advised they will be located near the dumpster area; the location may change depending upon the needs of the propane company. Jan asked for the lifespan of the average propane tank. Bob said it was approximately 40 years. Tim noted the dumpster will be located in the area where the red jeep is parked this morning. The drainage line will connect down the road on Pinehurst near the hydrant. A catch basin will be placed in that area and improve the drainage.

Randy asked if they had worked with the engineer; the current catch basin fills up and does not drain properly. His is not sure if additional water from this site will help and suggested they work with the town on that issue. Tim said they are not adding water, this is being put in place in for an emergency overflow. Randy said the water does overflow the catch basin now. The current system cannot handle the runoff today and any additional water will impact it. Any big rain event will become an issue. Jeff said they did discuss this issue with the town and they made the recommendation. Bob explained the water is not intended to leave the site; it is more of a safety net in the event of a catastrophic event with their system so that water will not sheet flow; it would take any overflow to the town system to keep it off the roadway. Randy said he

understood what their system was intended to do, but knows the current town system does not work. Jeff said they designed their capacity for a 25 year storm and explained the 25 year storm calculations have been adjusted for the climate change conditions we now experience. Jan asked where does the underground catch basin flow to. Tim said any overflow would go to the new catch basin. The infiltration system leaches like a septic system and the water is detained on site. It was noted the spruce tree at the end of the property must be retained.

Mrs. Fairbanks, 1 Rose Avenue, asked if the property would be ADA compliant. Bob advised the first floor will be ADA compliant; the building is going to be slab on grade. There is no elevator on the property; they are not like Bunker Hill Estates. Their roofline has been incorporated into the building and they will be substantially lower than Bunker Hill Estates. Mrs. Fairbanks suggested the Board members look at Rose Avenue and see how Bunker Hill Estates impacts the neighborhood; she did not believe a buffer would work.

Dave asked Tim to point out the edge of pavement along Pinehurst and the dumpster. The Board reviewed the dumpster location and the turn around area which will be striped and labeled with no parking signs. The turn around is intended for plow trucks, fire trucks, and dumpster trucks so that they have a place to turn around so as not to back out onto Fordway. The Board reviewed the edge of the property and the existing vegetation along Kendall Pond Road. There was a short discussion about retaining existing vegetation along this property line. George noted the zoning allows for a combination of landscaping that allows the retention of existing vegetation combined with new plantings. Tim said if there are ways to retain some of the existing trees they will do that. It was noted that the health of some of the trees was not good. Jeff said he was not sure that retaining those trees would do the same thing as the planned buffer. Tim noted the area proposed for the back parking lot. The building corner was marked out. The existing home is about 25 feet tall, and the property will be 10 feet higher, but that would be to the very peak of the roof. Bob said with the grade changes, they are not able to keep the existing vegetation on the site. Jeff said they can save some, but there are limits to what they can do. Elizabeth noted that the Fire Department had expressed some concerns about being able to accessing buildings from the street and retaining some of the existing trees along Kendall Pond may impede that. That may be one of the reasons for the planned buffer. With regard to the height of the building, Bob noted a single family colonial can be 34 feet high.

The Board walked to the front of the property along Fordway. Tim pointed out the front corner of the building. There will be green space to the front and the side facing Kendall Pond Road. The driveway location was indicated and it was noted there is an existing PSNH utility pole in the middle; that will be moved. Dave spoke with Mr. Foldi of 73 Fordway. The parking lot location was reviewed as well as the main aisle into the lot. Dave asked that the proposed sign location be pointed out. He was advised the sign will fall within the town regulations and will not be obtrusive. The transformer location will be dictated by PSNH and will be screened from the street by low growth but still allow access by PSNH as needed.

Lori asked if they had a proposed timetable for construction? Bob said that depending upon approvals, they would be working on the site within 60 days of approval. She suggested he contact the Derry Garden Club regarding the perennials on the property; they might want to take them for their fundraisers.

The Board moved back to the rear of the property next to the easel showing a rendering of the property. George asked if they could describe the building materials to be used. Bob said the siding will be county beige with white trim and a clay color. The shingles will be Williamsburg slate. They will use vinyl so that it is maintenance free. George stressed the importance of the landscaping. Open space and green space is required for some form of resident recreation. Tim said they are open to ideas. A basketball court could be problematic but there is ample green space for recreation. They could add park benches or picnic tables. A swing set was not necessary.

John asked if these will be apartments or condos. Tim said they will be apartments owned and maintained by Bob MacCormack. He suggested Board members take a drive through Harvest Estates to see the quality of his work. George asked with regard to hydrants and capacity. Randy noted they met the distance and capacity.

Dave asked what kind of tenants would rent here. Bob said this will not be subsidized housing. The rents will be above market rates for the area and may draw older tenants and professionals. Dave noted the Board has no jurisdiction on what goes on inside the building.

Bob explained their projects are different from many other developers. They want to offer something better and do that by different appointments, large casings, carpeted flooring for noise reduction, upgraded cabinets and ADA compatible and adaptable units on the first floor. They are cognizant of tenant needs. They are trying to create a better product. There will be 8 two bedroom units and 6 one bedroom units. He assumes the one bedroom units will be rented by single persons or couples. They are not targeting large families. With regard to parking, the town regulates two spaces per unit and they are over that.

George asked with regard to lighting. Jeff advised there will be small poles with carriage fixtures. Tim said the lighting plan will meet the regulations and it will be downcast lighting; they are not taking from the night sky.

Eric McGravey, 24 Pinehurst, asked with regard to the construction time frame. How long will construction take? Bob said they intend to begin 60 days after obtaining their permits and construction can take up to 6 months. Mr. McGreavey asked if the neighborhood could expect the extended construction times as experienced for Braemoor in Salem; that took years. Bob explained they purchased that property from the bank in 2009 as an investment property. It was tied up in an estate for 2-3 years. They obtained their building permit in July of last year and the construction took 9

months. The sign that was there for several years was from a previous owner; they did not begin to build until the market conditions changed.

John asked if Bob hired local construction crews. Bob said he uses local New Hampshire laborers.

Mike asked what the anticipated construction impact would be on the neighborhood. Bob said the construction entrance will be off Fordway. The building will be slab on grade and they will construct the building and then work on the interior once the building is secure. He does not see the need for fencing around the project and feels that would bring down the look of the neighborhood. Mike asked if there would be set construction times. George noted the town will not allow construction starts before 7:00 a.m. and there is a cut off on Saturday work. Usually the crews do not work on Sunday. Bob said he has had no complaints on his project in Derry. They are rarely there after 4:00 p.m. during the work week and there is not a lot of excavation done on Saturday; it is mostly interior work.

George asked if there would be a property management sign. Bob said they would only put a sign out if there were vacancies and it would be attached to the property identification sign noting the vacancy and real estate contact information.

Bob stated there is a need for apartments in Derry. He has done extensive research and the general perceptions are not accurate. He will bring information from the State of New Hampshire showing the demographic. There has been a steady decline in home ownership and an increase in apartment occupancies. He looks at the millennials; they don't think the same way that we do. They are not looking to purchase a home until they are in their mid-thirties. The information from the state projects the demographic for the next 25 years. New Hampshire is the only state that has a declining population and New Hampshire is the oldest population; the market has changed now and will be into the future. For the next 15 to 20 years that is how the market is going. John asked if that included the workforce housing at Exit 5. Bob said developers want to make money; workforce housing provides financing and tax breaks. New Hampshire has a tendency to follow the Massachusetts market. Eastern Massachusetts added 35,000 rental units; this is the future direction of housing. He is trying to balance the market. He has a 55 and older development in Salem, and new housing in Derry. This is a small property and fits into his target market.

Dave asked with regard to commercial development. Bob felt Derry excluded itself from the market because of the tax rate. Commercial builders can't get their investment back. If the commercial taxes were lower it would attract business. New Hampshire does the opposite of other states and raises the commercial rate. The town should offer incentives.

Mr. McGravey asked if Bob felt the apartment building would devalue the properties in the area. Bob said he thought his project would have zero impact on the property values. He is helping the drainage in the area and will have a good looking building.

This property will be developed and not as a park unless the town has \$300,000.00 to invest. This property could have four single family homes on it with heights equal to what he is proposing. He felt any impacts to the neighborhood had been made when Bunker Hill Estates was constructed. Dave asked if he thought there was an impact because of the age group in the building. Bob said he felt the aesthetic value has the effect, not the people in the building. If Derry did not want multifamily, it should not have zoned for it. They did their due diligence and they meet the zoning requirements. He knows some of the issues have to do with future developments in the area, but did not feel people could get upset when they were meeting all the regulations.

There were no further questions or comments. Dave advised the next public hearing is June 18th.

The site walk ended at 9:48 a.m.

Approved by: _____
Chairman/Vice Chairman

Secretary

Approval date: _____