

PRESENT: Vadney, Chairman; Bayard, Secretary; Brothers, Selectmen's Rep.; Dever, III; Touhey; Lapham, Alternate; LaBrecque, Town Planner; Harvey, Adm. Assistant.

Bayard moved, Dever seconded, THAT WE APPROVE THE MINUTES OF MAY 25, 2010, AS PRESENTED. Voted unanimously.

APPLICATION SUBMISSIONS

136 DANIEL WEBSTER HIGHWAY, LLC -- Proposed Site Plan to convert an existing retail use to a restaurant use, Tax Map S18, Lot 47, located at 136 Daniel Webster Highway in the Commercial Route. 3 South District.

LaBrecque – The proposed amendment application is for converting the existing building which is vacant right now but was previously a commercial retail use to a restaurant. The application, checklist and abutter list is on file. Filing fees have been paid. It is recommended the application for site Plan Amendment be accepted as complete for purposes of proceeding to public hearing this evening.

Bayard moved, Dever seconded, MR. CHAIRMAN, I MOVE WE ACCEPT THE APPLICATION FOR 136 DANIEL WEBSTER HIGHWAY, LLC AS COMPLETE AND PROCEED TO PUBLIC HEARING THIS EVENING. Voted unanimously.

PUBLIC HEARINGS

136 DANIEL WEBSTER HIGHWAY, LLC: (Rep. Carl Johnson)

This property is located on the western side of Route 3 South, north of the Grouse Point development. This property was originally a home and because it is in a commercial zone, it was converted into a retail business which operated for several years. The building has been vacant for some time. The Giguere's purchased this property with the hopes of converting the retail structure into a small 24-seat coffee house/restaurant. Due to the limited nature of the proposal, there are essentially no changes to the exterior of the facility. All of the parking that's there now will continue to be in place. There's going to be a lot of sprucing up of the building and grounds because it has been vacant for some time. The most important change is because the use is changing from a small retail operation to a restaurant, they had to have a new septic system design which would handle the capacity of the restaurant. The system has been designed and submitted to the State of New Hampshire based on a 24-seat restaurant. The proposed leachfield is located on the plan and shown as a box indicating septic system. That is the leachfield area based on Deb Hind's plan is the type of a leachfield that after it's constructed would be at grade or sub-grade, can actually be driven over so no parking spaces will be lost in that particular location. There is also a small loading area that services the bottom portion of the building. A dumpster will be located on the other side of the fence which is already there. A small floor plan was submitted with the application but essentially this 24-seat restaurant is pretty small. The site is currently serviced by two (2) approved entrances. The state approved this for the prior

businesses that were there and an application has been filed to revise that permit to accommodate the 24-seat restaurant. As of right now, I believe it's shown as being permissible for the home products business. On the original site plan, we had shown signs (enter only) and (exit only) and they were either put in and removed or never put in. They will be installed (locations pointed out on the plan). The benefit is when you're entering coming down Route 3, there will be no stacking issues, just enter in and there's plenty of sight distance. If there is a slight stacking issue heading north, it will be coming up the hill and there's 6 or 7 hundred feet of sight distance so there will be no problem having to wait for clearance to come in. A new well will be drilled. Angela had a few comments regarding the wetlands. Originally, we had shown the brook on our plan and showed a 75' setback from the brook which was the watershed buffer area for a non-designated brook. Angela had a little bit of concern about the possibility of some associated wetlands with the brook that may be closer to the dwelling and may affect the positioning of the septic system so Deb Hinds flagged the limits of the wetlands and we located the flags. There aren't any real wetlands associated with the side of the brook in the sense that the edge of the brook we mapped in 1988 is essentially the limit of the wetlands so there is no difference. I tried to address other comments in the staff review and note them on the plan so these things would be accomplished and I just mentioned the provision to show the wetlands and stream delineation as well as the required buffer and setbacks. The plan shall include the wetlands scientist stamp and signature which they do and the certification about the criteria for delineating the wetlands is also on the plan. We do not have the revised NH DOT Driveway Permit at this time but they do not have an issue with the proposal. We did mention the traffic signing, enter only and exit only. I had shown in the original submission a 30-seat restaurant but because of the requirements and the loading of the site, the septic system plan is only permitted for 24 so we've revised the 30 down to 24. That also affected the parking calculations; parking calculations for a 24-seat restaurant, one space for 3 seats, is 8. We're showing 8 proposed but we believe we'll be able to have the 2 parking over the septic system. We do meet the minimum requirements. We will submit the lighting detail to Angela in terms of providing a fixture that shows a downward shining light so you avoid any type of light shining towards the sky. At this point, we don't have detailed sign information but there is an existing sign structure in front and that will be changed to reflect the proposed business. We are showing a propane tank to be located at the rear of the building and protective bollards are not necessary. The existing fence section will screen the dumpster from view. Brothers – Is that a traditional septic system where parking's going to be allowed or is that a chamber system? Johnson – It's an enviro system but with proper compaction you can actually pave over those systems. Brothers – If that were compacted on top of the system, I would think you're eliminating one portion of the ability to work effectively over time. Johnson – The copy of the system that's been sent to the state and it does show the pavement above the system. Bayard – I would like to see the existing well filled in. Johnson – That's usually determined by the state. LaBrecque – The subject property is on Route 3, there's a big ravine at the back and I wouldn't want to walk down that hill so I don't see that it's posing a danger. If it were out in a field I would say it could probably be a hazard, but it's at the bottom of a ravine next to a stream. Johnson – It's in a very remote area of the property. Lapham - Is the deck on the back of this building

something that would be used for outdoor eating or is too small? Giguere – It's mainly for us. We hope to put some tables with umbrellas to the right of the house, it's a real pretty area and is nice and flat. As far as the deck on the back, that's up pretty high and only looks into the woods. The deck is primarily a means of exit. Dever – Is there some way you can face the exit only and entrance only signs out towards the road so people coming up will see that it says exit only and actually grasp the concept. Johnson - I had them closer to the road and they were in the state ROW. We moved them in because the state resisted showing them in the ROW. Dever – You could mention to the state that the Planning Board is very concerned. Johnson – If I could get DOT to approve the signs further out, I would be willing to try to do that. LaBrecque – Carl has addressed almost everything that was in my staff review. I would like to note the permitted sign area has a total signage of 240 sq. ft. and the sign there is well under that amount. For the most part, the site is remaining the same, the only thing really to change is the well and septic system. Vadney – Hours of operation. We plan to open early 6:00 – 2:00, 6 days/week. Hearing closed at

Dever moved, Bayard seconded, MR. CHAIRMAN, I MOVE WITH RESPECT TO 136 DWH HOLDINGS LLC, SITE PLAN AMENDMENT FOR A CHANGE OF USE FROM RETAIL TO RESTAURANT, TAX MAP S18, LOT 47, LOCATED AT 136 DANIEL WEBSTER HIGHWAY, LOCATED IN THE COMMERCIAL-ROUTE 3 SOUTH DISTRICT, THAT WE APPROVE THE PROPOSED SITE PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) THE SITE PLAN SHALL BE REVISED TO SHOW THE WETLAND AND STREAM DELINEATION AS WELL AS THE REQUIRED BUFFER AND SETBACKS. THE PLAN SHALL ALSO INCLUDE THE WETLAND SCIENTIST'S STAMP AND SIGNATURE.
- (2) THE SITE PLAN SHALL BE REVISED TO REFLECT THE LOCATION OF THE PROPOSED SEPTIC SYSTEM AS SHOWN ON THE SEPTIC PROGRESS PRINT. THE SITE PLAN SHALL ALSO REFLECT THE SAME NUMBER OF SEATS AS USED TO DETERMINE THE SEPTIC DESIGN WHICH IS 24.
- (3) THE SITE PLAN SHALL REFLECT THE LOCATION OF THE PROPOSED WELL IN ADDITION TO THE 75' WELL RADIUS.
- (4) THE REVISED NHDOT DRIVEWAY PERMIT FOR THE RESTAURANT USE SHALL BE NOTED ON THE SITE PLAN.
- (5) THE DIRECTIONAL SIGNAGE DIRECTING THE FLOW OF TRAFFIC IN ONE DIRECTION THROUGH THE SITE SHALL BE INSTALLED AS DETERMINED AND THE CONCERNS OF THE BOARD REGARDING THE LOCATION OF THIS DIRECTIONAL SIGNAGE BE STRESSED TO DOT THAT WE WOULD PREFER IT AS CLOSE TO THE ROAD AS POSSIBLE SO IT WOULD BE VISIBLE TO TRAFFIC TURNING IN AND OUT.

(6) THE PARKING CALCULATIONS SHALL BE CONSISTENT WITH THE NUMBER OF SEATS REFLECTED IN THE SEPTIC APPLICATION.

(7) THE LIGHTING FIXTURE DETAIL SHALL BE SUBMITTED TO THE TOWN FOR APPROVAL.

(8) A NOTE SHALL BE ADDED TO THE PLAN STATING THE DUMPSTER SHALL BE SCREENED FROM THE STREET.

(9) THE PLANNING BOARD SHALL RESERVE THE RIGHT TO REVIEW AND AMEND ANY APPROVAL AS PROVIDED FOR IN SITE PLAN REVIEW REGULATION NOS. 7 & 17. Voted 6-0 in favor of the motion.

Meeting adjourned at 7:25 p.m.

Plan Signatures: Albert & Donna Ducharme – 2-lot subdivision

Respectfully submitted,

Mary Lee Harvey, Adm. Assistant
Community Development Dept.

The above Minutes were read and approved at a regular meeting of the Meredith Planning Board held on July 27, 2010.

A. William Bayard, Secretary