

PRESENT: Vadney, Chairman; Bayard, Secretary; Finer; Kahn; Touhey; Edgar, Town Planner; Harvey, Clerk

Finer moved, Kahn seconded, THAT THE MINUTES OF MAY 11, 2004, BE APPROVED AS PRESENTED. Voted unanimously.

APPLICATION SUBMISSIONS

1. **ANTHONY AND NICOLE CANDAGE FOR JONATHAN T. WHITE REALTY, LLC.** – Proposed Site Plan Amendment to establish a change of use for a coffee house and retail market, Tax Map U07, Lot 133, located at 48 Main Street in the Central Business District.

Application, Site Plan and abutters list are on file. Filing fees have been paid. Recommend application be accepted for public hearing this evening.

Finer moved, Kahn seconded, THAT WE ACCEPT THE APPLICATION OF ANTHONY AND NICOLE CANDAGE FOR JONATHAN T. WHITE, LLC, FOR PUBLIC HEARING THIS EVENING. Voted unanimously.

PUBLIC HEARINGS

1. **ANTHONY AND NICOLE CANDAGE FOR JONATHAN T. WHITE REALTY:** Rep. Carl Johnson, Jr.

This property is located on Main Street. Retail approval was previously granted for 1st and 2nd floors of the building. Retail will remain on the second floor. The first floor will be a “coffee house” with seating for 36 patrons plus 2 employees. Coffee and other light refreshments will be served. The market will consist of a deli with gourmet type foods and wines. It will not be the traditional convenience store. These businesses are different enough to require a hearing before the Board. There is no on-site parking. Proposed building as it sits would require 38 spaces. Nothing is triggering an additional amount of parking by this proposal. This building is pre-existing. Applicant proposes to landscape additional elements of the walkway. The dumpster will be shared with Mill Falls. A letter is on file from Rusty McLear regarding this agreement. All uses proposed are permitted uses in the zone. The building is sprinkled. Landscaping can be handled administratively. Parking waiver requested. These are mostly pedestrian oriented uses. McLear is in favor of this activity. Hearing closed at 7:45 p.m.

Finer moved, Bayard seconded, THAT WE APPROVE THE SITE PLAN TO ESTABLISH A CHANGE OF USE FOR A COFFEE HOUSE AND RETAIL MARKET, TAX MAP U07, LOT 133, LOCATED AT 48 MAIN STREET, SUBJECT TO THE LANDSCAPING SPECIFICS BEING HANDLED ADMINISTRATIVELY AND THE RIGHT TO REVIEW AND AMEND. Voted 5-0 in favor of the motion.

2. **DA-MONT INVESTMENTS, INC.:** (Rep. Patrick Wood, Esq. & Joe Wichert) Continuation of a Public Hearing held on February 24, 2004 and April 13, 2004 for a proposed Subdivision and Site Plan to convert an existing motel (The Great Escape) to a 21-unit motel condominium, Tax Map S19, Lot 58B, located at 34 Daniel Webster Highway in the Commercial/Route 3 South District. Application accepted February 24, 2004.

This property consists of 9.0 acres on both sides of an access easement to Lot 59. Applicant proposes to convert this motel to a seasonal condominium. Physical improvements are being made to the site. There are 22 units which will be brought up to code. Wetlands have been delineated on the site. Parking on the site is unimproved showing 10' x 20' stalls. There will be two employees on site. Twenty-five spaces are required, 31 are being provided. Twenty-six spaces are gravel and 5 are on pavement. No physical changes are being made to the site. State subdivision approval is required. The site will be hooked up to municipal sewer. The existing sewer service ends at J.B. Scoops. State will allow them to run the sewer line in the state traveled ROW. Client is working towards compliance with life safety issues. Wetland setbacks should be added to the plan. Applicants requested waiver from setback information. The Planning Board does not have the authority to waive wetland setbacks. Public water supply permit for the existing wells is noted on the plan. Well permit has been transferred to Da-Mont. A population of 53 is derived from the number of units x 2.5. It is not a drop dead number. Units 20, 21 & 22 will be heated with an oil based furnace located in the basement. All other units will be heated with electricity. Attorney Cronin - These are prior non-conforming uses. Transient use stipulates 30 days or less. No RV's or tents allowed. Sleeping should be confined to the buildings. In the sewer and water rules and regulations, there are stipulations on tenancy. How will it be managed? Fully engineered sets of plans are required for extending the sewer. Technical review fee is required. This will be an extension of the Winnepesaukee River Basin sewer system. A Discharge Permit is also required. The wetlands are there and can be shown in a note, but the Planning Board cannot waive the setback requirements. 6.5 acres may be pulled out of the condominium that will be subject to wetland related issues. It should be made clear with regard to the withdrawable land from the condo

does not imply that it has been subdivided or is subdividable. The decision to extend the sewer probably ties into some plan that something can happen out back if it complies. Parking has been dimensioned out as requested. An existing building on the lot line needs to be removed. Applicant how do we not allow use of that drive? What does the word trailer mean? No occupancy is allowed except in the individual units. The engineered sewer plans have not been reviewed. A technical review fee is required and has not been paid. Edgar wants to make sure that the condominium documents are reviewed properly. This will be a gravity sewer. No pump stations are involved. Ralph Pisapia supports wetland buffer lines being shown on the plans. When asked what the proposed price range would be for these units, Attorney Cronin responded that it would depend on the dollar amount spent on the upgrade. Edgar – The conversion is not a problem if the Board gets the condominium documents they want. A great deal of discussion took place as to whether or not boats are allowed on the site and whether or not a boat storage area is being provided. The Board was asked to define “storage” of boats and trailers. Hearing closed at 8:37 p.m.

Bayard moved, Finer seconded, THAT WE CONDITIONALLY APPROVE THE APPLICATION OF DA-MONT INVESTMENTS FOR A PROPOSED SUBDIVISION AND SITE PLAN TO CONVERT AN EXISTING MOTEL (THE GREAT ESCAPE) TO A 21-UNIT MOTEL CONDOMINIUM, TAX MAP S19, LOT 58B, LOCATED AT 34 DANIEL WEBSTER HIGHWAY IN THE COMMERCIAL/ROUTE 3 SOUTH DISTRICT, SUBJECT TO THE FOLLOWING CONDITIONS: (1) THAT THE REQUIRED LEGAL DOCUMENTS NEED TO BE SUBMITTED FOR REVIEW AT A COMPLIANCE HEARING; (2) THAT THE ISSUE OF OVERFLOW PARKING FOR BOATS, ETC., BE ADDRESSED BY THE APPLICANT AND LOCATION SHOWN ON THE FINAL PLANS TO BE REVIEWED AT A COMPLIANCE HEARING; (3) THAT THE FINAL ENGINEERING PLANS AND TECHNICAL REVIEW FEE FOR THE SEWER EXTENSION BE SUBMITTED AND DISCUSSED AT A COMPLIANCE HEARING TO BE DETERMINED BY THE TOWN PLANNER PENDING THEIR COMPLETION; (4) WETLAND SETBACKS BE SHOWN ON THE FINAL PLANS; (5) THAT THE NHDES DISCHARGE PERMIT AND NHDOT APPROVAL BE OBTAINED; (6) WRITTEN VERIFICATION THAT PINS HAVE BEEN SET FOR ALL LOT CORNERS AND ANGLE POINTS PRIOR TO RECORDING OF FINAL PLANS; (7) THAT ALL CODE IMPROVEMENTS BE COMPLETED WITH REQUIRED SIGN OFFS FROM AUTHORITIES HAVING JURISDICTION; (8) THAT THE EXISTING BUILDING BE REMOVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY; (9) THAT THE NORTHERLY ACCESS WILL BE THE ONLY

ACCESS TO THE PROPERTY; AND (10) THAT WE RESERVE THE RIGHT TO REVIEW AND AMEND. Voted 5-0 in favor of the motion.

3. **EQUIVISE LTD. FOR CRESTWOOD ESTATES SUBDIVISION:** Rep. Dirk Continuation of a public hearing held on April 27, 2004, for a proposed 59-lot residential cluster subdivision, Tax Map S20, Lot 3, located on Parade Road in the Forestry/Rural District. Application accepted April 13, 2004.

Applicants propose a 59-lot residential, single-family cluster subdivision with 50% open space. Crestwood Drive will be a reconfiguration of a Class 6 road known as Wadleigh Road. No driveways will access Crestwood Drive. Currently, there are 32 acres of non-designated wetlands, 15% of the parcel. Wetlands have been re-reviewed and the plans have been updated. The wetlands function analysis was completed by Peter Schauer which confirms the presence of three vernal pools near Crestwood and Dogwood. Steps have been recommended to lessen the impacts to the buffer areas that protect these resources. There are two areas of direct wetland impact proposed with a wetlands crossing coming off Parade Road: 1,933 sq. ft. with an additional 5,662 sq. ft. of buffer impact associated with road construction and 198 sq. ft. of impact and 814 sq. ft. of buffer impact associated with a drainage pond. There are two other instances where road construction would impact buffer areas totaling 3,586 sq. ft. Open space will offset any impacts to the wetlands. A Dredge & Fill Application has been filed with the State. An application to the ZBA for buffer impacts is required. Nine lots were in question to reduce or eliminate wetlands so the lots could be developed without the necessity of ZBA relief. All 9 lots have been re-configured. Some minor areas are still within some of the lots but are at the back of the lots. Lots 1, 25, 27, 29, 38 & 50 still have limitations on the development of those lots. Site plans have been prepared for each of those lots. The downstream impacts have been reviewed and the watershed impact report was prepared. This project is located miles from Paugus Bay. Sewage disposal is by individual septic systems with the exception of one community system for 9 lots located on Lot 34 at the end of Dogwood Circle. The community system has been proposed due to the existing soil type and presence of ledge outcroppings in the area of Lots 29-35. Three leachbeds are proposed; one bed would serve 3 lots. Leachbeds make up 5% of the lot. All systems exceed DES setbacks for nitrate loading. This project will add approximately 14 acres of impervious material. Stormwater conveyed through the site will drain into roadside ditches. Four stormwater ponds will be located on the site. The amount of flow generated by this site is being reduced. The increase of 2% is a result of adding impervious materials. All systems meet the requirements. A bark mulch low impact trail has been provided along a portion of Crestwood.

Open space is at 53%. Hickorywood has been realigned. Site line drawings have been provided to the Board and meets the 400' site line distance. A NH DOT Driveway Permit has been received. This development will be constructed in 3 phases. Phase I consists of 16 lots with a temporary cul-de-sac. Phase II will consist of 30 lots and Phase III will consist of 13 lots, both with temporary cul-de-sacs. The Post Office will not deliver mail along private roads. Applicant is going to work with the Post Office regarding a temporary mailbox at the intersection of Parade Road. Kathleen Wheeler did an archeological sensitive assessment on the property. A project summary was submitted for the Board's review. No determinations have been made at this time. Russ Thibeault of Applied Economic Research briefly reviewed his School Generation Analysis. This subdivision will generate approximately 39 new students in the school system. The applicant needs to meet with the Board of Selectmen regarding the upgrade of the Class 6 road. The Fire Chief will require something for Phase I regarding a cistern and may have to revisit cistern locations. The roads may be private forever and there are no guarantees they will be accepted as Town roads and would not even be considered until 50% of the development is built out. Dennis Dearborn spoke of a stone circle that is located on a high flat area. He will show the applicant the location. Michael Foote asked "do we have any recourse if we get a lot of drainage from this site?" There should be no change in drainage patterns leaving the property. The volume will be increased by 2%, but the rate of flow is being reduced, due to the presence of the retention basins. Ralph Pisapia – The culvert at the entrance is going to be a direct impact. Was the culvert made wider? . Lou Caron recommended we raise the height and install a round culvert. Are your lots buildable without relief from the ZBA? Lots have been reduced to eliminate wetlands in private ownership. None of the lots having 4-bedroom homes are viable on every lot in the subdivision. Deed restrictions can preclude owners from going to the ZBA for relief. Virginia Dearborn – Will a dig be done before construction? Some excavation in that area will be done. Diane Hanley – Is there an effective way to enforce the erosion and sedimentation control? Applicant requested a conditional approval at this time. Edgar – Archeological aspect has not been completed. I still want to look at the grading plans that have been prepared regarding building envelopes. We do not have a readout from the Selectmen regarding road issues. Legal documents have not been finalized. Lou Caron has indicated that the road alignments look good. The cistern question needs to be looked into.

Bayard moved, Kahn seconded, THAT WE CONTINUE THIS HEARING TO THE JUNE 22, 2004, MEETING. MEETING STARTS AT 7:00 P.M. Voted unanimously.

PRE-APPLICATION REVIEW

1. **CHRISTOPHER P. WILLIAMS ARCHITECTS FOR TOR AND SUSAN BRUNVAND** - Pre-Application Conceptual Consultation to discuss a possible site plan for a change of use on Tax Map U10, Lot 27, located at 91 Plymouth Street in the Central Business District.

This property is located directly across the street from Prescott Park. Applicants are proposing a change of use. At this time, there are three residences located on Plymouth Street and a storage area on the Route 3 side. The proposed project will be phased with improvements to the entire site and building. The upper level storage unit will be converted into a commercial catering kitchen with associated food storage, delivery vehicle storage and storage space reserved for the owner's use. The three-story residential unit will remain residential for the initial phases of the proposed conversion and later will be converted into a ground floor commercial unit, upper level office space and one residential unit will be retained. The lower level workshop/industrial unit will be converted into a retail food store with deli area with limited seating and associated storage space. The project will be broken down into 5 different phases. The entire area around the building will be landscaped and dormers would be constructed on the upper level. A retaining wall runs parallel to Route 3 and will be repaired. Applicants have talked with the DPW re: drainage requirements and have met with the NH DOT. Because parking is limited, applicants talked with the Town Manager about use of the Town land for some overflow parking. There are no major problems with the Water & Sewer aspects of the project. There is an existing 8' ROW between this lot and the Town lot but it does not say what it is for. Some discussion took place regarding the use of the Town land for parking. The Board did not see any problem with it.

Plan Signatures: Site Plan Amendment - Brad Leighton

Meeting adjourned at 11:30 P.M.

MEREDITH PLANNING BOARD

MAY 25, 2004

Respectfully submitted,

Mary Lee Harvey
Administrative Assistant, P & Z Dept.

These minutes were read and approved by the Meredith Planning Board at a regular meeting held on _____.

William Bayard, Secretary