

1 **Amherst Planning Board**
2 **Wednesday May 7, 2014**
3 **7:30pm**
4

5 **Attendees:**

6 Sally Wilkins, Vice Chair
7 Michael Dell Orfano
8 Clifford Harris
9 Gordon Leedy
10 Eric Hahn, Alternate
11 Allen Merriman, Alternate
12 Richard Hart, ConCom Rep
13 John D'Angelo, *Ex Officio*
14 Sarah Marchant, Community Development Director
15

16 Sally called the meeting to order at 7:32pm.
17

18 **New Business:**

19 **Case# 4909-040814, William & Kyle Langille, 60 Lyndeborough Road, PIN# 005-069-003** – Subdivision
20 to create one new lot and complete a Lot Line Adjustment in the Residential/Rural Zone.
21

22 Gordon moved to open the hearing. Mike seconded. All in favor.

23 Mike moved to table the case to the July 2nd meeting. Mike seconded. All in favor- Sally abstained.
24

25 Allen Merriman will be voting tonight for Arnold Rosenblatt.
26
27

28 **Case# 4906-040714, Southern New Hampshire Medical Center, 34 Manchester Rd, PIN# 020-037-000** –
29 Final application for an 11,300 SF medical facility with associated site improvements.
30

31 Gordon moved to accept the application for review. Allen seconded.

32 Brian Jones of Allen Major Associates presented the project to the board. He was joined by Scott Cote,
33 vice president of facilities and emergency management for SNHMC as well as the architect and project
34 managers.

35 Mr. Cote submitted to the board a project narrative which describes some history of the group, the
36 purpose and functions of the proposed building and proposed hours of operation. Mr. Cote also
37 reviewed this information with the board.

38 Mr. Jones then gave an overview of the site plan that has been submitted including descriptions of
39 property lines and parking and building information. He stated that the ZBA has approved the two
40 variances needed for the parking area and the building. The project proposes to have 58 parking spaces,
41 a screened dumpster in the back, a generator and to create a small retaining wall to form a hard barrier
42 to separate the development from the wetlands behind. Storm water from the pavement and roof will
43 be directed to the sub-surface infiltration system and the overflow will go into the existing culvert. They
44 are proposing an on- site septic system and well, a below-grade propane tank and underground electric
45 runs to the poles. He pointed out the construction entrance and noted that haystacks will denote the
46 developable space during construction. Both a landscape and lighting plan have also been submitted.
47 The architect described details of the proposed building as follows: The building is 11,000 square feet
48 and single story. It will stay in the New England style. The roof will house mechanical equipment to keep

it off the ground. There will be clapboard siding and gables and a hip roof. It is 12' to the eaves and 27' to the peak of the roof. Inside, the immediate care area will be on the right, the administrative area along with the lobby and waiting area will be in the center and the examining rooms/ practitioner offices will be located on the left.

The board asked the following questions:

Mike asked about the biomedical waste hazards and disposal process. They have a contract with Stericycle. The hazardous waste (needles etc) is put in a red bag and then into a 2'x3' box and Stericycle comes to pick it up weekly or bi-weekly as needed. Mike further inquired about waste or narcotics going down the drains. Narcotics won't be kept on site. No surgeries will be performed on site that would lead to excessive waste going down the drains during hand washing.

Allen stated that the applicants have done a good job with their preparations and have addressed the concerns of the planning board.

Gordon looked at the traffic report and asked how many employees there will be on site.

Mr. Cote listed off all of the positions that will be working at the facility and determined 18-20 employees.

Gordon expressed concern about the number of proposed parking spaces (58) being enough with 20 employee cars taking up space. He asked the applicant to look at those numbers as well as having only three handicapped parking spaces.

Mr. Cote clarified that not all of the employees will be there at the same time and this is the 4th location this group has created so they have good data to look at to determine patient turn-around frequency.

Gordon asked where the equipment will be. The transformer will be pole-mounted and the rest will be inside the roof.

The building is positioned at the gateway to Amherst and will be visible. Gordon understands that there are shrubs and perennials proposed because there can't be trees under the power lines, but he expressed his disappointment in the number of proposed trees.

Mr. Jones provided an image showing that there are trees already existing between route 101 and the building.

Mike also pointed out that the parking area is 25' higher in elevation than the roadway.

Gordon suggested that a taller than normal utility pole be put in to accommodate planting a crabapple or similar tree underneath the wires.

Eric inquired about signage. No special signage is proposed- might that be a future issue? And how will people be directed to the facility?

Mr. Cote stated they don't have plans for signage except for the name on the building. The patients are repeat customers and most already attend the current facility.

Rich inquired about the fire department needing access to the back of the building and also pointed out that the proposed plan would make it difficult to expand in the future.

Discussion ensued about fire department needs and hose length. The back of the building is 160' long. Based on the area of the building and the code, no further access is needed. The back of the building can be reached by fire hose from a combination of the circle driveway on the right and the parking area on the left. Mr. Cote further clarified that there are no plans to expand. This building is 11,000 square feet and they are currently operating in a 6,000 square foot space.

Limbo Ln doesn't sound right for a doctor's office and 34 Manchester Rd has been used for this property so the plan is to keep the address as 34 Manchester Rd.

The applicants are trying to get the property onto public water (Pennichuck) and not have a well. If they are successful, they will put in a sprinkler system.

97 Sally asked the abutters for their comments and questions at this time.
98
99 Tom Grella 15 Manchester Rd
100 Tom expressed several concerns including
101 -wanting to bury the existing line from the end of Limbo Ln
102 -people coming from Nashua may be turning around in someone's driveway
103 -changing the name/address
104 He asked why this site was chosen. Mr. Cote explained that they've been looking in Amherst for a while.
105 That's where they are currently located and they wanted to stay local.
106
107 Marie Grella 15 Manchester Rd
108 Asked if there will be blasting during construction. She is concerned for her and other 250 year old
109 homes in the area.
110 Mr. Jones stated that there may be some hammering, but not likely any blasting. Cliff suggested that she
111 take pictures and water samples of her home before any work starts so she has proof on hand if needed
112 for liability.
113
114 Nick Calvetti 27 Manchester Rd
115 He has lived there for 30 years and expressed concern for traffic issues due to the road becoming one
116 lane in the winter when there is nowhere to put the snow. He would like Manchester Rd to be made
117 into a dead end at Limbo Ln because of this safety issue. He would also prefer that the road be
118 renamed. He believes the address will be confusing as there is already confusion between Manchester
119 Rd and Old Manchester Rd. He asked how far it is from the building to the highway. It was determined
120 that the minimum distance is 80 feet.
121 Discussion ensued regarding the portion of residents who will come from Rt 101 verses Amherst St. Mr.
122 Cote clarified that 80% or more of the patients are from Amherst. Discussion continued explaining the
123 steps Mr. Calvetti would need to take to move forward with getting the road turned into a dead end.
124 Mr. Calvetti is also concerned about the lighting and what the people on Blueberry Hill will see as they
125 look down on the property.
126
127 Reed Panasiti 11 Mack Hill Rd
128 What is the anticipated increase of traffic for this area?
129 Mr. Jones explained the traffic to and from the facility is expected to be 248 trips per day. (124 in and
130 124 out) The majority of the traffic is from within the community. They anticipate some increase, but
131 not by much. The board continued discussion on this topic. Sally suggested "Local traffic only" signage
132 on either end of the road.
133
134 Don Holden 23 Manchester Rd
135 Will the exterior lighting remain on or only during operating hours?
136 Mr. Jones described the lighting as being 40'-50' below the residential area and the lights are shielded
137 on top so the light only shines down. The lights are LED and are very focused and directional. The safety
138 lighting that remains on is dimmable so there can be a dimmer night setting.
139
140 Tom Grella 15 Manchester Rd
141 The lighting in the parking lot is 25' higher than the road. How will this affect the drivers on 101? Mr.
142 Jones explained that there is only one light that spreads out and it doesn't spread as far as the road. The
143 rest of the lights are directional and won't be seen. Tom also stated that Manchester Rd is already in bad
144 shape and it will get worse with more people travelling on it.

Gordon asked that with regard to the storm water plan he would like an operations and maintenance plan and checklist to be submitted. Mr. Jones clarified that it has been submitted. Gordon further asked if there is a plan to do the maintenance. Mr. Cote does plan to have the maintenance done. Discussion ensued on this matter. Gordon is in support of annual maintenance being reported to the town. Mike wished that the architects had consulted town committees prior to designing the exterior and asked how difficult it would be to incorporate more Amherst characteristics. Sally pointed out that they will be using clapboard and shakes, gabled ends and pitched roof, mullioned windows and corner boards. There's not much more that can be done for this type of building.

Sarah clarified for the board which documents have been submitted by the applicant. The board discussed their decision options. The board discussed the suggested conditions.

Gordon moved to table the decision until June 4th to allow for an outside engineer review.
Allen seconded. All in favor.

Case# 4908-040814, The Alecia C. Fink 1995 Trust, 61 Christian Hill Road, PIN# 005-128-000 –

Discussion on potential for five residential house lots on current 32.4 acre parcel on the Scenic Setback Road in the Residential/Rural Zone.

The board had a preliminary and conceptual informal discussion with Kenneth Clinton of Meridian Land Services who was at the meeting representing the owners of 005-128-000. On this property at 61 Christian Hill Rd, the Finks have a house, a barn, outbuildings and several horse corrals. The owners are trying to identify options to convert some of the land (approx. 24 acres) to conservation easement to enjoy the tax benefits. The applicant had previously submitted documents and Mr. Clinton presented to the board the applicant's intent to create approved residential lots so the maximum donation value can be achieved when the majority of the land is converted under conservation easement. At this time the owners are looking to sell their house with about five non-easement acres, conserve proposed lots 3, 4 and 5 and retain lot 6 for themselves or sell it.

Mr. Clinton addressed these pending waivers to get feedback from the board:

- backlot acreage

- class A and B driveway options and locations

The Fire Chief and DPW Director have each submitted their opinions on this waiver in writing.

Mr. Clinton further stated that the plan has to be approved at its highest value. The current intent of the applicant is to put the lots in conservation, but that cannot be guaranteed.

There are an additional two waivers that Mr. Clinton presented for discussion.

- requirement for test pits on all lots

- requirement for wetlands and topography on the northerly 2/3 of proposed lot 5.

After some discussion, Mr. Clinton stated that he is planning to file for the June 2nd deadline to be on the agenda for the July meeting.

The board had some comments and questions.

Gordon clarified with Mr. Clinton that the purpose is to create four additional fully legal lots.

Mike asked for clarification regarding the driveway issues. The applicant is looking to have a common driveway where the current hay access point is located rather than have 3 driveways adjacent to each other – one in each dogleg.

There was mention of board members and recusals. Mr. Clinton stated that the applicant doesn't have issue with any board member being involved in the case. That concluded the discussions.

193 Sarah stated that there is no regional impact.

194

195 **Other Business:**

196 **Approval of Minutes**

197 The following notes were given for the minutes of April 2nd

198 Line 62: change 'do this' to 'the turning lane'

199 Line 84: change 'environmental limitations' to 'wetlands and buffers'

200 Line 107: change 'water supply' to 'water line'

201 Line 133: change 'if' to 'it'

202 Line 150: strike the line

203 Line 153: change 'authorized' to 'to authorize'

204 Line 221: delete 'rural'

205 **Cliff moved to approve the minutes of April 2nd as amended. Mike seconded.**

206 **The motion was approved. Eric and Allen abstained.**

207

208 **Gordon moved to approve the minutes of April 16th as submitted. Cliff seconded.**

209 **The motion was approved. Mike and Allen abstained.**

210

211 **Regional Impact**

212 No regional impact

213

214 **Other Business**

215 None.

216

217 **John moved to adjourn the meeting at 9:45pm. Allen seconded. All in favor.**

218

219 Respectfully Submitted,

220 Jessica Marchant