

AMHERST PLANNING BOARD
Wednesday December 6, 2017

In attendance: A. Rosenblatt- Chair, M. Peterman, S. Wilkins, R. Hart, C Harris, E. Hahn and Community Development Director G. Leedy

A. Rosenblatt called the meeting to order at 7:30pm and stated E. Hahn will vote for M. Dell Orfano.

OLD BUSINESS

CASE #: PZ9160-092917 – John W. & William R. Day and Virginia Barbera (Owners & Applicants), Brookwood Drive – PIN #: 005-160-000 – Request for a Conditional Use Permit on density calculations for a Planned Residential Development – 10 units total. Lot 5-162-2 to be combined with primary lot 5-160. Zoned Residential/Rural. Continued from November 1, 2017.

Tom Carr from Meridian summarized that the case was here last month, then we had the site walk. He wanted to address two concerns:

- water supply

- open space

Open space: He presented a new plan for this meeting. This new map shows the whole parcel and the wetlands line. The Chairman of the ACC and all Brookwood Dr residents attended the site walk and all agreed the trail should be open to the public. The trail has been revised and shows on the map. There is also a future trail if another plan gets approved that would connect this trail to others.

With the revised trail in the buffer zone, he hopes a waiver can be approved to not maintain the trail within the wetland buffer.

A second part of the trail discussion: He thought the trail would be made of stone dust, but is now changing that based on recent research on other trails. Trails made of chips work better. They are softer and can be maintained easily by chipping the trail and leaving the chips.

Revised density calculation: in the last version, he had two units restricted to two bedrooms each to get the bonuses for 10 total units. He's now removed that restriction and added a 15% bonus for open space open to the public to receive the bonuses for 10 total units.

E. Hahn asked where public will park to access the trail.

Tom said there's no intent to have people drive to the area to hike. It is meant for neighborhood area residents to access the land. If people do, it's not too long a trail- maybe 20 minutes to walk. It's not really a destination trail for a big hike.

R. Hart asked about the location of the future trail and Tom responded. R. Hart wondered if the Wilkins school kids may be able to utilize it.

M. Peterman asked for some background on the units themselves since she missed the previous meeting.

Tom said this is a PRD with 10 units- no duplexes. No house plans yet. The plan is for the owners to sell the lot, not build it. They are individual homes, but in a PRD subdivision. Probably considered condos from the State's perspective. There will be a four-bedroom maximum. There will be covenants.

S. Wilkins noted that on the revised plan, he revised the calculations, but not the notes or the legend. Needs to be edited.

She thinks lots 160 and 162 need to be merged. G. Leedy reminded her this is a CUP decision and that would need to occur prior to a site plan approval. They all agreed with that. She is happy with the design and the trail.

C. Harris said the trail is a great benefit. The woodchips are a good idea. He suggested a sign at the beginning / end of trail that it's carry-in/carry-out. He asked why there is a restricted area of the trail. Tom said it is part of the community resident area with picnic area/ game area for the homeowners.

S. Wilkins asked if the old camp site will be cleaned up. Yes, it has to happen. The board discussed how to put in writing that it needs to be taken out- not buried.

She asked if a stone dust trail can be considered ADA accessible. G. Leedy said it can be. Tom said they aren't doing any ADA compliant buildings. And he's changed his mind towards the chips. Another reason is because if the trail isn't maintained well in the future, chips are a better option. The chips are also better for the wetland area. G. Leedy said the community space needs to be ADA compliant.

Public Comment:

R. Clemens, ACC Chair asked if the public would have access to the hammerhead and the trail at the top of it. Tom said the road is private. He showed on the map and explained the public trail location. Rob also asked about parking spaces. Tom said a destination trail doesn't fit with the intent of this project.

Tom addressed the water supply. On site they stood at the well site and it's 700 feet from the closest house at Brookwood Dr, 500 feet from the lot line in one direction, 600 feet from the lot line in the other direction and from Lot 561 it's over 500 feet. They are all so far away that it's not worth doing significant studies.

A. Rosenblatt asked what exactly the board needs to decide tonight.

G. Leedy said they can:

1. Continue the application if they need more information.
2. Deny the application if they have proper grounds for that.
3. Approve the application for a specific number of units.

The board can place a condition stating the lots need to be merged for site plan approval.

C. Harris asked about a ruling regarding merging lots. G. Leedy said the Town cannot involuntary merge lots.

E. Hahn reminded everyone that note 6 on the plan needs to be revised.

M. Peterman moved to approve the application with the density calculated at 10 units and with the following conditions:

- Lots 160 and 162-2 will be merged prior to or along with site plan approval
- Note 6 on the plan will be deleted

C. Harris seconded. All in favor

NEW BUSINESS

CASE #: PZ9289-110617 – Walmart Real Estate (Owner) & SGA Design Group (Applicant), 85 Route 101A – PIN #: 002-066-001 – Request for a Non-Residential Site Plan Amendment for the site plan to reflect an addition of an on-line grocery pick-up canopy. Zoned Commercial.

CASE #: PZ9290-110617 – Walmart Real Estate (Owner) & SGA Design Group (Applicant), 85 Route 101A – PIN #: 002-066-001 – Request to revise the Sign Master Plan to include an illuminated pick-up sign to serve the on-line grocery pick up service. Zoned Commercial.

A. Rosenblatt discussed the procedure with the board and they asked the applicant for one presentation and will deal with the cases separately after questions have been addressed.

Sunday Bougher presented the cases for Walmart.

This will be the first pick-up location in NH. She clarified the operation: The consumer places their order online, pays online and chooses their pick-up time. The app knows when they arrive at Walmart and items are brought out. It is very convenient for disabled, elderly and young families.

She showed the revised plans on the map. They will remove and replant three trees. They will be installing new pavement and showed where on the plan. They will replant the existing buffer to screen the area.

Regarding signage, including the addition of the pick-up sign, they are still under the original masterplan limitations. It was going to be requested to be an illuminated sign, but now they are not asking for that. Regarding trucks having to service this area, Walmart has worked with the vendors to make sure trucks will not need to come through between 8am and 8pm when pick-ups will occur.

C. Harris said it's a great idea and it's a great location for the pick-up area.

S. Wilkins needed clarification on the traffic flow. Sunday showed another map to clarify which direction the pick-up traffic will take.

M. Peterman asked if there will be much of a queue of traffic waiting for the pick-up area to clear. The number of appointments scheduled for pick-up do not exceed the number of parking spaces they have for pick-up, and they are requesting eight.

M. Peterman asked how long this program has been in place. A year and a half. Each site plan is unique to each location.

S. Wilkins commented this is not a 24-hour store anymore, so the data base needs to be updated.

R. Hart asked if people will also be picking up non-grocery items. No, it's for grocery only. A few extra small items are ok, but not TVs. This is not for general online orders that are meant to be picked up at the store.

Waivers: Walmart would like to just do a site plan for the area impacted, rather than the entire site. Landscaping will be relocated and maintained. The rest of the landscaping will be maintained as already described in the existing plan.

G. Leedy said technically they need the waiver because all of the paperwork hasn't been submitted. This is a minor adjustment. If the board prefers, he can do a review if needed.

Regarding the sign masterplan, the original plan was for over 900 sq. ft. When Walmart rebranded the store in 2014, they took some signs down in order to have a large illuminated sign.

S. Wilkins said the applicant may have to revise their alteration terrain permit. G. Leedy said their engineer will have to figure that out. If required, the permit number can be noted on the plan.

Public Comment

None

M. Peterman moved to approve waivers as requested. (section 3.2) C. Harris seconded. All in favor
S. Wilkins moved to accept the nonresidential site plan application for review. C. Harris seconded. All in favor

S. Wilkins moved to approve the site plan as presented with the condition that if there is an amendment to the alteration terrain permit, the permit number be noted on the final site plan; and that G. Leedy will review the final documents before issuing final approval so the applicant doesn't have to come back. M. Peterman seconded. All in favor

M. Peterman moved to accept the application for the sign review. C. Harris seconded. All in favor

The sign will not be illuminated. S. Wilkins suggested adding in the total square feet of signage.

M. Peterman moved to approve the request for additional non-illuminated signage for no more than 573 square feet of total building signage. C. Harris seconded. All in favor

CASE #: PZ9296-110717 – 114 Route 101A SPE, LLC (Owner) & Wrist Pin Realty LLC (Applicant), 114 Route 101A – PIN #: 002-042-002 - Request approval to construct a 12,960 square foot two-story commercial building for retail, office and light manufacturing use. Zoned Commercial.

Tim Goldthwaite from Meridian and property owner, Steve Young presented the case.

They presented a revised site plan from the one presented last month. The main difference is a reduction of parking from 44 spaces to 34. The dumpster with fencing was also moved from the front of the building to the back of the building. Tim noted the drainage and piping on the plan.

The lighting will be LED. They will take advantage of the existing trees. He showed architectural drawings.

A. Rosenblatt mentioned there are a number of questions on the staff report and Gordon noted they have been conveyed to the applicant.

R. Hart asked about vehicles and the possibility of sub-surface leakage. Steve said he is currently looking into radiant heat which would include a thick membrane which will take care of that. If they don't put in radiant heat, they will put a membrane down.

M. Peterman asked why they want landscaping waivers. The front area is critical.

G. Leedy said they received ZBA variances for parking and building setbacks. The waiver is because the landscape plan has not been prepared by a landscape architect. It's a re-use of an existing lot.

M. Peterman said she is dismayed when properties are close to the road and don't landscape that area. Steve said there's not room for more trees in the front.

189 S. Wilkins said the note on the plan says they are in the aquifer district. Signs will have to come back as a
190 separate application.
191
192 C. Harris asked if the sprinklers are needed. Yes, it's 13,000 sq. ft. including the second floor.
193
194 A. Rosenblatt asked Gordon if the landscaping issue is acceptable to him. G. Leedy said that in general, it
195 is similar to other plans. There isn't a lot of shrubbery to screen the parking.
196 The owner said he would prefer to add more landscaping in the front and more color as well and plans
197 to add flowering bushes and trees.
198 A. Rosenblatt wondered if they need to include a standard requirement for the barrier/membrane on
199 the plan. The board agreed they want that included.
200 G. Leedy said the board should decide if and how much surface and ground water monitoring they want.
201 The board discussed if a previous issue on the site had been taken care of.
202 The owner confirmed no outdoor storage or displays of motorcycles will occur on site.
203
204 C. Harris asked what will be on the second floor. Offices and storage.
205
206 No Public Comment
207
208 A. Rosenblatt said there are four waivers.
209 **S. Wilkins moved to approve the waivers as requested. C. Harris seconded. All in favor**
210 **S. Wilkins moved to accept the plan for review. C. Harris seconded. All in favor**
211
212 What are they looking to monitor? C. Harris doesn't think monitoring needs to be added. The board
213 discussed what's involved when well monitoring is required.
214 G. Leedy discussed sedimentation control / Operations and Maintenance plan. Creating a log and
215 keeping records of the maintenance is good practice and will soon be required.
216
217 **S. Wilkins moved to approve the plan as submitted with the addition of: staff memo items e, f, h, i,**
218 **and j. M. Peterman seconded. All in favor**
219
220 M. Peterman left the meeting at this time.
221
222 OTHER BUSINESS
223 **Minutes: November 1, 2017**
224 Line 11 delete: on density calculations
225 Line 25 change claiming to requesting
226 Line 39 14.17
227 Line 133 change we to the developer
228
229 **S. Wilkins moved to approve the minutes of November 1st as amended. R. Hart seconded. All in favor**
230 **with C. Harris abstaining**
231
232 **C. Harris moved to adjourn at 9:15pm. R. Hart seconded. All in favor**
233
234 Respectfully submitted,
235 Jessica Marchant