

Final Minutes

Exeter Planning Board

February 20, 2014

Chairman Ken Knowles called the meeting to order at 7:11 pm in the Nowak Room on the above date. PRESENT: Ken Knowles (Chairman), Gwen English, Frank Ferraro (Selectman's Rep), Sylvia von Aulock (Town Planner), and Katherine Woolhouse .

NEW BUSINESS: PUBLIC HEARINGS

Case # 21304

A request by McDonald's USA, LLC for a preliminary conceptual review of proposed site improvements including the addition of a second drive-thru lane and reconfiguration of the parking at the existing site located at 148 Portsmouth Avenue. The subject property is located in the C-2, Highway Commercial zoning district. Tax Map Parcel #51-3. Case#21304

Mr. Knowles noted that all board member comments are non-binding.

John Kucich with Bohler Engineering presented on the second phase of the remodeling and access improvements at the Portsmouth Avenue McDonald's. One change was to add a second lane for the drive thru. Currently there is a one lane drive-thru. The purpose is to increase efficiency for customers going through the drive-thru. Future improvements to the site include, the existing access road will be moved to supply access connecting abutter to property. The perimeter to the property was staying the same. A trash corral will be moved to another location at the site. Rear parking will move to the front and there will be an island for entering drive through and for parking. McDonald's staff commented about the loading area and increasing loading vehicle space. Also included in future improvements are adding a rain garden where parking spaces currently exist.

Question/Comments

Mr. Ferraro agreed with the revised traffic flow and asked what materials the island will be made of. Mr. Kucich said the island will be made of concrete.

Ms. English commented driving around to get in the drive-thru line seems dangerous. Mr. Kucich answered the counter clock wise traffic flow was common to McDonald's. They put in measures to organize traffic flow and parking will be located closer to the door.

Mr. Knowles asked about the loss of parking spaces and if it was a net loss or if more parking will be added. Mr. Kucich replied there are 47 existing spaces, 41 proposed of the 27 required by law. A second question related to the second drive through and if multiple cars will block other drivers getting by. Mr. Kucich answered the windows are 42 feet apart. Five cars could fit in the entire queue line. A fifth car would be able to choose to get into either drive thru line. The speed of ordering will improve with a second drive. Mr. Knowles suggested adding a bypass lane so cars that needed to get out of line could get out.

Craig Salomon representing Mr. John Salin said Mr. Salin owned two lots abutting the development of the current site. The second drive through was a concern to lot 3.3 Mr. Salomon said, making it undevelopable. The proposed site development gives up access to lot 3.3. They asked the board to consider all abutting access.

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Mr. Michael Donahue from DTC Lawyers commented that a notice has been given to Mr. Salin to remove him as a member of Rollinsford Associates LLC. Mr. Donahue explained the removal is due to interference in efforts to develop the property. Rollinsford Associates are proceeding through the court process to resolve the issues. Mr. Donahue told the board his clients ask the board to give thoughtful consideration in support of the new developments to the property.

Without further comment from the public or the board the public hearing proceeded.

Case #21322.

A request by Wakefield Investments, Inc. for a preliminary conceptual review of a proposal to redevelop the property at 2 Hampton Road for multi-family residential use. The subject property is located in the PP-Professional/Technology Park zoning district. Tax Map Parcel #69-3. Case #21322.

Board Comments Non-binding

Christopher Berry with Berry Surveying and Engineering presented on the preliminary conceptual review. Multiple site layouts have been created with aid from Ms. von Aulock. A new plan included more community space and curvature to the design. The project has been approved by the zoning board for 68 units. There are 38 units in one structure and 30 units consist of town houses. Improvements to the site include landscaped islands, more green spaces, and community trails. Parking is proposed to be underground and additional rear spaces. Mr. Knowles asked for more information about specific unit and parking counts. Mr. Berry reported 30 townhouse units each with 1 parking space and 1 garage space. End units could have 2 car garage spaces. The 38 unit building has underground and above ground parking with space for some visitor parking. Mr. Berry said they are short some spaces and are working on creating more.

Ms. English asked about the demographic for people living in units. Dave Penalini commented that people in their 20s to 55-60 could live there and is not set to one age group.

Tim Warnic the architect explained the architectural side of the project.

Mr. Knowles asked about the elevator and trash located at in the basement and loss of parking spaces. He also inquired to the AC units which was answered there will be half the AC units on the roof and half on ground level. Mr. Knowles asked if there will be screening to the town pool and Mr. Berry replied there will be more screening. Mr. Knowles also commented that the side walks out to the road ends abruptly at Hampton Road and suggested connecting the sidewalks better.

Ms. von Aulock commented that the distance of parking spaces to the building should have more space in between. She suggested applicant's engineer work with Robbi Woodburn, their landscape architect, to work out the details Ms. von Aulock also asked about the width and depth of the garages at the outside edges of the building. The garages are 20 feet deep and 14 feet wide and they will provide a buffer to building and the car. A second comment by Ms. von Aulock related to the wetlands on the outsides of the property and to check locations.

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Mr. Ferraro asked if the AC units will have generators for the townhouses and other units. They said they still need to work that out. A second question related to the town pool that it has no vegetation so they should not rely on the town to provide screening.

Ms. English noted the potential for children to be picked up by bus and it was answered there could be a turn off waiting area at the entrance to the complex.

Public Comment: None

The minutes from January 23 and December 12 will be voted on at the next meeting.

Mr. Ferraro said the River Study Committee will have a question and answer walking tour on Saturday at 11. They will discuss terms of the name and any clarifications that need to be made.

Mr. Ferraro moved to adjourn the meeting second by Ms. English. Without further discussion, **VOTE:** Unanimous. The meeting was adjourned at 8:16 pm.

Respectfully Submitted

Sarah McGraw