



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
TELEPHONE 603.522.6205 X309 FAX 603.522.2295

MINUTES OF THE PLANNING BOARD MEETING
21 November 2013

Approved 12/5/13

| MEMBERS | | ALTERNATES | | OTHERS | |
|--|---|---------------------|---|--|---|
| Stephen Royle, Chairman | X | Doug Stewart | X | Nathan Fogg, Land Use Clerk & Code Enforcement Officer | X |
| Tom Dube, Vice Chairman | X | Gerard Levesque | X | Mike Garrepy, Planning Consultant | X |
| Connie Twombly, Selectmen's Representative | X | Nancy Spencer-Smith | X | | |
| David Silcocks, Member | X | John Blackwood | X | | |
| Dick DesRoches, Member | X | | | | |

Also present were: Tom Gorrill, Brad Hayes, Rebecca Keating, Jim Keating, Danny Bouzianis, Doug Reynolds, Roberta Stevens, John Hibbith, Dave Takis, Fred Gray, Pam Wiggin, Dick House, Colleen Nicastro, Ms Sullivan, Lucas Ward (videographer)

Chairman Royle called the meeting to order at 7:01 pm following the Pledge of Allegiance.

PUBLIC COMMENT

1. None

PUBLIC HEARINGS

2. None

CONCEPTUAL DISCUSSIONS

3. DUNKIN DONUTS, Danny Bouzianis, Conceptual Discussion, TM 240-8 & 7, 24 Main Street.
4. Mr Bouzianis gave a brief overview of his company that owns several Dunkin Donuts complexes in Maine. He is the franchise owner and owns each site. The Dunkin Donuts unit is the primary draw. Each complex has a sub shop as a secondary unit and other unit(s) in the each complex range widely from location to location. Mr Bouzianis ensures each of his locations has plenty of parking and has good curb appeal. Because he owns all the locations, he has control over keeping the properties maintained. He is proposing a colonial style retail plaza for this location.
5. Doug Reynolds from Gorrill-Palmer Consulting Engineers out of Gray, Maine took over the presentation. He introduced his associate Tom Gorrill who was also present. Here for a conceptual overview to review how their plan may work with our ordinances and go over possible relief from our regulations that they may need to seek. The parcel is at the intersection of White Mountain Highway (Route 16), Main Street (Route 153/125), and Access

Road. Lot 8 is 1.3 acres and Lot 7 is 2.3 acres. The parcel currently has a single residence on the property. The rear of parcel 8 and entirety of parcel 7 are wooded. Lot 7 has a PSNH R.O.W. running through the parcel. He would be looking for a total of approximately 11,000 SF for all units combined. Dunkin Donuts usually has a drive-thru; however the developer is comfortable with not having a drive-thru at this time. Access would be off from Access Road as shown on the conceptual plan. Parking would be provided on the south and west side of the building as shown.

6. The proposed site plan presented does not meet the 50 foot buffer requirement in the Site Plan Regulations and that is one issue they would like to receive input about at this meeting. Is there potential for relief from the buffer. The aerial photograph shows that there is currently approximately 90 feet from the edge of pavement to the property line. The ordinance does mention that the buffer can be reduced if landscape features are added. Would propose a landscape buffer and berm to receive a reduced buffer
7. Following our parking requirements in Site Plan Regulations would require a total of 102 spaces for the 11,000 SF shown. Staggered peak volume of peak usage would reduce the overall parking need. Typically see 4 spaces per 1,000 SF. They are proposing 55 but they feel 50 would be adequate for this proposal based upon other similar development.
8. Lot 8 & 7 provides enough area to allow for 3 or 4 units per the density calculation. They have not completed the survey of lot 7 at this time and wanted to get some feedback before moving forward any further. Still need to look at septic, stormwater, & wetlands.
9. N Fogg reminded everyone in the room that this is a conceptual consultation. Nothing the PB or applicant says is binding upon either party.
10. Typical Dunkin Donuts requires a 12 car queue for the drive thru. Without the drive thru they would want to have at least 12 parking spaces to provide adequate parking. Parking requirements are in the site plan regulations and can be waived by the PB with proper backup documentation.
11. Would pave Access Road past their access point and then transition back to the existing gravel road. Permission from the Selectmen would be required to improve the road. Wakefield does not maintain this Class VI road. Any improvements to the road would only be helpful the existing truck traffic on the road.
12. The 50 foot buffer would be tougher to waive than the parking requirements. Route 16 will be expanded at some point in the future. As shown there is 90 feet from the existing Route 16 pavement to the R.O. W., 20 feet of buffer, 20 feet of access drive, and 5 feet to the building. T Dube felt that the buffer, as proposed was better than other approved projects in town. The road is lower than the property and provides a natural buffer. T Dube felt that a good stormwater recharge system is more important than the Route 16 buffer. D Reynolds stated that they had not calculated the stormwater management plan for the property to date but that it would likely be placed under the parking area. M Garrepy noted that the buffer section give leeway to the PB. N Smith stated that the intent of the 50 foot buffer is to provide setbacks for the expansion of Route 16. M Gerrapy noted that the applicant, knowing the intent of the buffer could help the applicant address the concerns. J Blackwood noted that part of the

purpose of the buffer was to make sure that we did not end up looking like Ossipee. N Fogg stated that when Route 16 left downtown Milton and became Spaulding Turnpike, downtown Milton died. Our intent is to make sure that there is adequate room to expand Route 16 in the future and not have to be relocated. J Blackwood noted that if Route 16 became a 4 lane divide highway, there would be an overpass there and not a traffic light. T Gorrill noted that even if they added 2 more 12 foot lanes to Route 16, there would still be a 66 foot buffer remaining. He stated that they could provide a cross-section of the R.O.W. and show an expanded highway and how it might look when Route 16 is expanded. M Garrepy noted that section 3.2 in the Site Plan Ordinance is a buffer and screening section and requires a 50 foot natural buffer or approved substitute. There is currently no significant natural buffer and the proposed vegetation would be better screening than what was presently there. This is not a setback issue. G Levesque feels that we should keep the 50 foot buffer. If the State wanted to widen the bridge to provide a turning lane, it could very well come towards this property. D DesRoches would like to see what the site would look like if they kept the 50 foot buffer.

13. D Bouzianis noted that the retail space does not have a tenant lined up. The only secure tenant is the Dunkin Donuts. The building as shown would have a retail tenant in the larger space, the middle unit would be a sub shop, and the northerly unit would be the Dunkin Donuts. The building would be a single story colonial style building with false windows on both the front and the back for aesthetics. Most of his locations have 3 units, one has four units, and one has 2 units. He noted that his company had been in business for 15 years and they are a Maine owned business.
14. M Garrepy noted that the site as shown was setup to allow a drive-thru in the future if a variance was received or the zoning changed to allow drive-thrus. Durham has a Dunkin Donuts without a drive-thru, perhaps their numbers would be a benchmark to check what is being proposed.
15. S Royle asked about unit density. The 2 lots are more than adequate for 3 units. A merger or lot line adjustment would be necessary to meet density. Density calculation does not count wetland area or setback area.
16. N Fogg asked about underground detention & infiltration and asked if they had looked into possible ledge on the site. D Reynolds noted that they still needed to complete subsurface investigation if they decide to move forward with the project.
17. D Stewart asked about a traffic study. It was noted that the NHDOT would require a traffic study as part of their permitting.
18. Other possible studies were discussed such as fiscal impact,
19. D House is concerned about traffic congestion, which is already a problem on some busier days. Parking RVs or trucks may take up multiple parking spaces.
20. Ms Sullivan, Union is working hard to restore downtown Union.
21. P Brown urges the PB to do a traffic study, look carefully at the 50 foot buffer, and look into keeping the house.

22. M Garrepy noted that the developer could allow a historic inventory or allow the building to be relocated.
23. P Wiggin, the Heritage Commission has not reviewed the application. She is concerned that the town does not want commercial development on Route 16; we want to develop the villages in Wakefield. Union and East Wakefield are making strides to revitalize the villages.
24. B Keating, people do not want drive-thrus. Although they are not asking for a drive-thru, they will ask for a drive-thru in the future.
25. Ms Sullivan believes there is a movement in this country away from large corporations and towards local sustainable businesses. This is a large corporation.
26. D Bouzianis noted that he is a small business that employs local people to run his shops. There are about 30 Dunkin Donuts owners in Maine and a similar number in NH. Dunkin Donuts provides the name and marketing support. His company gives back to the local community.
27. M Garrepy reminded the PB that they are considering a land use, not a particular business.
28. J Blackwood noted that this project would increase the assessment of the property.
29. D Silcocks asked if the developer would consider making the building look more historic. Other buildings in the area are from the 1800's. D Bouzianis noted that they would be willing to try to make the building fit into the area and he asked for suggestions.
30. M Garrepy reviewed possible studies to be required. Traffic and fiscal impact might be helpful.
31. M Garrepy noted that another hearing should be a Design Review with public and abutter notice given.
32. The board reviews the value of and how to use studies.

BOARD BUSINESS

33. Master Plan Review: As long as M Garrepy is working on projects for us, should he review some of the Master Plan chapters. "Population and Housing" could be done fairly quickly.
34. Planning Consultant Garrepy was asked to review the Dunkin Donuts project and to review the Tumbledown Farms project also. Water and sewer usage for the brewery will be important information to ascertain before they move forward. M Garrepy need to gets us a proposal to encumber funds for the preparing the Population & Housing Chapter of the Master Plan.
35. SB2 Calendar. The PB decided to post a Public Hearing for December 19th, January 2nd, & January 16th. The final date to hold a public hearing is January 21st. If there are no proposed changes, we can cancel one or more of the meetings. We should have the proposed articles to review by December 5th PB meeting.

36. Proposed Zoning Changes: The proposed changes are with the Town Attorney to prepare the wording. We need to add a location where Nano-Breweries can be located. The PB decided to propose to allow Nano-Breweries in several zones and by conditional use permit in a couple other zones
37. Sandy Pond Violation: N Fogg & D Stephen walked the site with the NHDES Inspector and found numerous violations. NHDES has held what amounts to a department head meeting and should be issuing a "Letter of Deficiency" and/or action from the Attorney General's Office.
38. Shoreland Permits: Our Zoning requires that the State Shoreland Protection Act be followed. Does that require us to enforce the Shoreland Permit? If there is any erosion or siltation into any body of water, the Town will take action to correct the problem. The State septic inspector also reviews the entire site for NHDES compliance. The Town will need to point out the revised Article 15 of the Zoning Ordinance when issuing building permits.
39. CIP Update: The CIP is being finalized and should be ready to present at the next PB meeting.

APPROVAL OF MINUTES

MOTION: To approve the public minutes of the 11/7/13 PB meeting
 Made by: Tom Dube
 Seconded by: Connie Twombly
 Discussion: None
 Vote: 5-0 in favor of the motion

CORRESPONDENCE

40. None presented.

SET MEETING DATE

41. The next regularly scheduled PB meeting will be Thursday in November (12/5)

ADJOURNMENT

MOTION: To adjourn the meeting at 9:21 pm
 Made by: Tom Dube
 Seconded by: David Silcocks
 Discussion: None
 Vote: 5-0 in favor of the motion

Respectfully submitted,
 Nathan Fogg, Town of Wakefield NH, Land Use Clerk