Town of Alton Planning Board Public Hearing MINUTES February 17, 2015 Approved as presented March 17, 2015

Members Present:

David Collier, Chairman Roger Sample, Clerk Bill Curtin, Member Peter Bolster, Member Marc DeCoff, Selectmen's Representative

Others Present: Ken McWilliams, Town Planner

Carolyn Schaeffner, Recording Secretary

I. CALL TO ORDER

D. Collier called the meeting to order at 6:00 p.m.

II. APPROVAL OF AGENDA

Case P15-02 asked to be continued to the next Planning Board Meeting on March 17. Ken McWilliams asked for the Construction Observations Guidelines to be continued to the next workshop of March 3.

M. DeCoff motioned to accept the Agenda as amended.

B. Curtin seconded the motion with all in favor.

III. CONTINUED PUBLIC HEARING

1. Case P14-22 Map 27 Lot 49 Carol A. Dadura

Design Review Major Site Plan 64 Main Street

On behalf of Carol A. Dadura, Steven J. Smith & Associates, Inc. for Morning Rise Real Estate LLC is proposing to construct an Aroma Joe's Drive-thru Coffee Facility. This property is currently occupied by a single family residential home. The site is served by on site sewage and municipal water. The property contains 26,217 sf (0.60 ac) of land area with 154.60 feet of frontage along Main Street/NH Rte 11. This property is located in the Residential Commercial (RC) Zone.

- K. Williams noted the application was accepted and site walk completed. A traffic study has been submitted along with a storm water management plan.
- S. Smith representing Carol Dadura and Morning Rise Real Estate, Aroma Joe's Coffee shop proposal. 3 employee max at all times. Regarding the site walk there was a plaque on the property noting the location of the original meeting house and they will maintain that plaque in conjunction with the Alton Historical Society. Based on Mr. Vignale's review they have made minor changes to the site plan. DOT has accepted the traffic study and are waiting on the Design Bureau to determine if improvements ie. left-hand turn lane may be necessary. Waiting to hear back from DOT for improvement suggestions. Parking feel they have met parking regulations with regard to the use of the building. Sixteen spaces are required based on size of the building. This is a drive-through, with a single walkup window. No public access to the building. Other facilities they have they have 6

spaces. Plan designed for 9 total spaces. They consider Que lane is parking. There is a pass-through lane if they have to leave the que lane. Separate loading zone does not interfere with que lane and parking. Not opposed to filing a waiver –they would like input from Planning Board. If they can not be approved for the parking they may just need to withdraw application. Considered motorcycle use and are planning a small space for picnic table if necessary.

- R. Sample asked about Peter Varney property 20 spaces.
- K. McWilliams stated that is a totally different situation.
- P. Bolster asked if this is similar to drive-up banking? Nothing else like that in town as comparison.
- S. Smith added this is not a public building, not open to public employees only. If this was walk-up windows only, he does agree that they need necessary parking. With original plan no need to get out of the car.
- B. Curtin noted if they didn't have drive-up they would not get the customers.
- P. Bolster asked about customer service time.
- K. McWilliams noted that this can be discussed but it will ultimately need a waiver. If they added outside seating they would need more spaces.
- S. Smith stated they have no problem filing a waiver.
- K. McWilliams. Design review is the time to file for the waiver, Picnic table would require 1 space for each 3 seats -2 spaces.

Traffic Study Issues

- 1. Queing site should accommodate anticipated demand. If business model changes cueing would change. K. McWilliams suggested adding a condition of approval if business model changes.
- 2. Driveway exit. Level of service C 10 years down of the road Level of service D (27 seconds to exit site)
- 3. Right Turn lane not needed on Main Street. Need for left turn lane marginal.
- D Collier asked for further comment from the Board
- P. Bolster noted the sidewalk is on opposite side of the street. He asked whose decision is it for crossing?
- K. McWilliams noted it would be the State DOT decision.
- S. Smith noted main customer business is drive-through.
- K. McWilliams noted if the State requires a left turn pocket for passing, the applicant pays for this improvement including any change in the sidewalk. He also noted the Board needs to think about future proposals along Main Street. Does the Planning Board want to see a series of left turn pockets along Main Street. Ken noted that NHDOT has indicated they have no plans for constructing a center turning land down Main Street.

- D. Collier stated the NHDOT has asked what the Planning Board thinks about the pocket design.
- B. Curtin would not like to see bump-outs.
- S. Smith noted all the room is on their side of Main Street. There is enough room for a lane.
- D. Collier agrees that he would not like to see the bump-outs as well.
- K. McWilliams there was discussion at the site walk about installing privacy fencing for head-lights. S. Smith noted this is planned for both sides (trees and fencing).
- S. Smith asked when the waiver request for parking is required to be submitted for the next meeting.
- K. McWilliams stated due March 3.
- D. Collier open discussion to the public.

Kevin Gannon – property north of the applicant. Does not feel the time needed to exit the site is correct (not 27 seconds) much longer. Asked how close dumpster to property line. S. Smith noted 18 feet from property line. Drainage swail captures neighboring property on the backside of property. Water from site goes to detention area on the site. 6 ft fence on property – building height is approx 20 ft. Set-backs are 10 feet. Building is approx 48 ft from property line. Maintaining trees on property.

B. Curtin noted if an applicant meets all the requirements there is nothing they can do about the placement of this project.

Public Input closed

Motion by M. DeCoff to continue case P14-22 to March 17. Second by B. Curtin. Motion passes with all in favor.

IV. OTHER BUSINESS

- 1. Old Business. None.
- 2. New Business. None.
- 3. Approval of Minutes:
 - a. Minutes of the April 1, 2014 Work Session.
 Motion by B. Curtin to approve the Minutes of April 1, 2014 Work Session as presented. Second by M. DeCoff. Motion passes with 4 in favor. P. Bolster abstained.
 - Minutes of the May 6, 2014 Work Session;
 Motion by B. Curtin to approve the Minutes of May 6, 2014 Work Session as presented.
 Second by M. DeCoff. Motion passes with 3 in favor. B. Curtin and P. Bolster abstained.
 - Minutes of the August 5, 2014 Work Session;
 Motion by B. Curtin to approve the Minutes of August 5, 2014 Work Session as presented. Second by M. DeCoff. Motion passes with 4 in favor. P. Bolster abstained.
 - d. Minutes of the December 2, 2014 Work Session;
 Motion by B. Curtin to approve the Minutes of December 2, Work Session as presented.

- Second by M. DeCoff. Motion passes with 3 in favor. B. Curtin and P. Bolster abstained.
- e. Minutes of the January 20, 2015 regular Planning Board Meeting.
 Changes Page 2 change B. Collier to "D" Collier, D. Curtin to "B" Curtin.
 Page 4, Add B. Curtin seconded the motion with all in favor. (Under the Motion by S. Williams for Case P14-25.
 Motion by B. Curtin to approve the Minutes of January 20, 2015 regular Planning Board Meeting with the above corrections.
 Second by M. DeCoff. Motion passes with 4 in favor. P. Bolster abstained.
- 4. Correspondence. None.
- 5. Any other Business that may come before the Board. None.
- V. Public Input on Non-Case Specific Local Planning Issues. None.
- VI. Adjournment. -7:00 p.m. Motion by M. DeCoff to adjourn. Second by B. Curtin. Motion passes with all in favor.

Respectfully submitted, Carolyn Schaeffner Recording Secretary