

Site Walk Minutes
Cafua Realty Trust (Dunkin Donuts) & Michael George et al
Major Site Plan
Map 27, Lots 54 & 55
August 6, 2014
Approved 8/19/14

Attendees:

Planning Board Members: Dave Collier, Chair; Roger Sample, Clerk; Scott Williams; Bill Curtin; Ray Howard; and Marc DeCoff, Selectmen's Representative.

Applicant's Representative: Mark Gross

Public: Ruben Wentworth, Brenda Fontaine & Erik Cooper

Staff: Ken McWilliams, Town Planner.

Dave Collier, Chair of the Planning Board, called the meeting to order at about 6:05 p.m.

Ken McWilliams distributed 11" x 17" copies of the design review site plan.

Mark Gross started by explaining the proposed site plan. He noted they do not intend to expand the Dunkin Donuts store at all. They are purchasing the adjacent lot to the north (Lot 54) to merge with the existing lot (Lot 55). The main reason for their proposal is to expand the drive-through lane capacity from about six (6) vehicles to about twenty-one (21) vehicles. Additional parking spaces will be added between the drive through lane and Main Street.

Mark Gross noted they need to move their sign out of the right-of-way and relocate it a least 5 feet back from the property line.

Scott Williams noted that there is a need to widen the turning radiuses on the existing access.

Scott Williams noted that a left-turn lane for traffic headed south on Main Street needs to be painted on the street as was previously approved. Mark Gross indicated he would discuss this with NHDOT.

Ken McWilliams asked if the applicant had considered making the circulation one way through the property with the entrance at the existing access and the exit at the new proposed access. Dave Collier noted this could make some sense. Mark Gross said they would evaluate that idea. Ruben Wentworth indicated he was not in favor of the one way circulation since all traffic would be using that access next to the rental home on his lot.

There was discussion about the tractor trailer making deliveries. It presently backs into the site. Ken noted the existing site plan approval does not permit tractor trailer

deliveries. Mark Gross noted they hope to eliminate that restriction in this site plan by showing an area where the tractor trailer can be parked out of the way during deliveries. Their proposal is to park it on the southern end of the pass through lane in back. Scott Williams suggested moving the dumpster directly away from Main Street and in back of its present location with a retaining wall built out from the existing area. This would permit the tractor trailer to more easily make the turn into the pass through lane and to be able to back it up further to the south out of the way.

Mark Gross noted the drive through and pass through lanes on the new lot (Lot 54) will require some fill since the topography drops off in the back of the lot. They are considering two options for that area. One is to install a retaining wall adjacent to the pass through lane. The second option is to fill the area behind those lanes. The fill in the second option would extend into the wetland buffer. They would like to present and discuss plans for both options with the Planning Board. The second option would require approval of the Planning Board to encroach in the wetland buffer.

The Board suggested moving the proposed access on Lot 54 a few feet farther to the south to better preserve the roots of the large tree located just north of the proposed access that is proposed to be retained.

Mark Gross noted that the design review site plan shows a stormwater management area located between the pass through lane and the northern lot line. He noted this would be for stormwater detention and infiltration. Mark Gross indicated they are evaluating putting in a chambered system under the parking area that would infiltrate water into the ground in lieu of the stormwater management area that is located between the pass through lane and the northern lot line. Mark Gross noted that if that approach is used, they would grade the slope away from the pass through lane and bring it back to the existing grade before it reaches the northern property line. He noted it would be their intent to retain the existing vegetation along the northern property line. Further it would be their intent to plant arborvitae around the edge of the pass through lane as a buffer to the property to the north.

Ken McWilliams noted that the date had passed for submitting additional plans or information for the August 19, 2014 Planning Board meeting. Therefore the next opportunity to review a revised site plan would be at the September 16, 2014 Planning Board meeting. Mark Gross indicated he would still like to meet with the Planning Board at the August 19, 2014 meeting to discuss the issues that came up at the last Planning Board meeting and the site walk.

The site walk concluded at about 6:50 p.m.

Recorder: Ken McWilliams, Town Planner