

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.

b. 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.

c. 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