

PLANNING BOARD
TOWN OF PETERBOROUGH, New Hampshire
Minor Site Plan Review - Minutes of May 19, 2014

Members Present: Rodney Bartlett, Director of Public Works, Ed Walker, Fire Chief and Dario Carrara, Code Enforcement Officer

Staff Present: Peter Throop, Director and Laura Norton, Office of Community Development

Applicant: Scott Swanson, Architect for MicroSpec Corporation

Mr. Throop asked Scott Swanson to briefly describe the project. Mr. Bartlett asked about the existing drainage system configuration with a catch basin in the parking lot on the north side and discharging into a swale by Route 202. "The pipe is under the addition" Mr. Swanson said adding "we were concerned what else may be going into the pipe but we can confirm the drainage is just roof drainage."

A brief discussion about the flow of traffic and line of sight followed. Mr. Throop told the members he had looked at an aerial photograph and with regards to landscaping "it appears that the combination of existing native vegetation and previously planted landscaping are adequate for the site." Mr. Swanson pointed out additional vegetative areas as well. Mr. Carrara interjected "and there is a commercial use next door but no residential abutters."

Mr. Throop quickly noted that Site Plan regulations indicate they have the authority to look and determine if other aspects of the plan are adequate as well. He noted snow storage (not an issue) and the requirement for a bike rack. "One space for every 20 car spaces" he said adding "so 4 bike spaces are required for this site." Mr. Carrara asked "can't we waive that?" adding "I can't see a lot of people biking to work, it is pretty much out of the way." Chief Walker cautioned not to waive the regulation "it is inexpensive and a small area, we can keep the people happy and meet the requisite for it without hardship." Mr. Throop interjected "and I can tell you Divine Mercy's request to waive their bike rack was not granted by the planning board." He went on to note "I think a small designated area on the plan with a rack will be sufficient." Mr. Swanson replied "we can do that."

Mr. Throop asked about the wall packs for lighting with Mr. Swanson pointing

them out noting “we will be relocating the existing wall packs.”

Mr. Throop noted that from an architectural standpoint the visual design matched the existing structure. Mr. Throop suggested a note regarding the wall packs, landscaping and the design match be put on the plan.

“Anything else?” asked Mr. Throop. Chief Walker asked if the addition was a one or two-story structure with Mr. Swanson replying “we don’t know yet, I have a meeting about that today.” Chief Walker asked about the water pressure in the area and the need for a sprinkler system in the structure if required. Mr. Bartlett noted the water pressure was quite sufficient with Chief Walker replying “OK, it is just better to figure it out sooner rather than later to avoid adding decimal points to your final price or trying to figure out where to put the fire pump for additional pressure.” Mr. Swanson explained that there were already sprinkler heads above the drop ceiling “it was originally warehouse space” he said.

A brief discussion about the sidewalk lighting (full cut off, facing down) and smoking gazebo followed.

A motion was made/seconded (Carrara/Bartlett) to approve the Minor Site Plan Review as proposed on the plan titled Microspec Corporation, Timothy Steele, Owner, dated May 19, 2014 with the agreed upon additional notes to be added to the plan as follows:

1. Existing lighting wall packs will be relocated
2. From an Architectural standpoint the visual design will match the existing structure

The current Landscape design is acceptable

With all in favor.