

PLANNING BOARD
TOWN OF PETERBOROUGH, New Hampshire

Minutes of August 10, 2015

Members Present: Ivy Vann, Jerry Galus, Tom Weeks, Joe Hanlon, Ed Juengst, Alan Zeller, Matt Waitkins and Rich Clark.

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

Chair Vann called the meeting to order at 6:30 p.m. “This is our regular August meeting” she said as she welcomed the members.

Minutes:

A motion was made/seconded (Zeller/Galus) to approve the Minutes of July 20, 2015 as written with all in favor.

Continuation of Application for Site Plan Review:

Chair Vann noted “there is only one thing on the agenda tonight and that is the continuation of the site plan for Global.” She read the notice. “Continuation of the Site Plan Review for a property located at 111, 113, and 115 Grove Street (US Route 202), Parcel Numbers U021-021-000, U021-022-000, U021-023-000 and U022-001-000, in the Village Commercial District, owned by Global Montello Group. The purpose of the application is to redevelop and expand an existing gas station and convenience store site currently known as “Mr. Mikes Mobil”. The project will require the removal of all existing structures and equipment on the Grove Street parcels. The abutting properties will be combined and a new 4,462 square foot convenience store with eight gasoline fueling locations and two diesel fueling locations will be constructed.”

Chair Vann looked up and said “we have been visiting with the Global team for quite some time now” adding “and we have a list of concerns.” With a smile Project Engineer Frank Monteiro of MHF Design Consultants interjected “yeah, I got all of them” adding “I would like to address the site plan then the building and then the canopies.”

Site Plan:

Mr. Monteiro proceeded to review the list he had been given. He presented a new, color rendition of the site noting “a major point of discussion was the traffic flow.” He pointed out the new plan to create a one-way traffic flow for the rear diesel fueling area and a two-way entrance on the north side with a one-way exit on the

south side. He noted several concessions including reducing the back canopy from three to two fueling lanes, reducing the size of and shifting the front canopy forward (closer to the street) to provide more space to enforce one-way truck flow through the back of the site, reducing the southern driveway for 40 to 20 feet in width, creating a raised landscaped island and increase the width of the landscaped area between the street and the fuel canopy to meet the 10% internal landscape requirement.

Mr. Monteiro went on to note “we have reduced the drive from 45 to 40 feet on the north side and adjusted the curbing out to protect the (parking) spaces adjacent to the store, removed two spaces to prevent backing into the driveway entrance and increased the size and landscaping of the island.” He noted the movement of the sign for better sight distance, “LP tanks are now underground” adding “a guardrail (timber not steel) will be located adjacent to the bio retention pond and we are adding a 4-foot vinyl fence to the seating area.”

Mr. Monteiro presented a graphic of a similar store being constructed elsewhere. He pointed out several construction features that were important to Global Montello to keep.

Mr. Monteiro then introduced Traffic Engineer Heather Monitcup of Greenman-Pedersen, Inc. to address the access issues. Ms. Monitcup told the members her company had completed their study and had submitted a concept and roadway plan to the NHDOT and the town. She noted the details of the traffic study noting “the level of service remains the same but based on count, we did meet the warrants for a left turn lane at the proposed north driveway.” She noted the Bureau of Traffic had approved their numbers and that while the plan had been submitted and everything looked good, “we do not have an answer from DOT yet.”

Mr. Monteiro continued “we will submit full plans when we get approval” adding “and the Police and Fire Chiefs are satisfied with this update.” He mentioned that they will perform a video inspection of the sewer connection and the 12” drain line. “hat is fine with us” he said.

Mr. Monteiro moved on to the drainage changes. He told the members a copy of the drainage report had been provide to the Town’s drainage consultant and final review is expected by August 14th. Some of the changes included a reduced impact to the buffers on the north and pulling back the grading line to create more room adjacent to the wetlands. “Test pits show the seasonal high water table is lower than we thought so we will not have the wet ponds we talked about. We will be going to another infiltration method” he said. He noted a bio-retention pond to the south as well as an infiltration basin “designed to drain down and empty out” he said.

Mr. Monteiro noted slopes of 3:1 or greater would be protected and explained the grease trap design and location on the Utilities Plan before moving on to the Lighting Plan. Mr. Monteiro noted originally the luminaire descriptions did not match the cut sheets and offered new cut sheets. He pointed out the four gooseneck light fixtures on the rear of the building. Chair Vann asked “do we want all four of those?” adding “do we really need *any* of them?” Mr. Monteiro replied “good point” adding I have discussed this with Dan (Berry, Global Montello Group) and he agrees we should remove them and put one light by the door.” Chair Vann asked “a full cut-off light?” with Mr. Monteiro replying “yes.”

Mr. Monteiro moved on to the foot candle calculation and said the lighting had been reconfigured to eliminate off-site spillover. “The new plan meets the town standard of 1.5 foot candles for the area illuminated” he said. He also pointed out the trash enclosure noting they intended to comply with all town standards.

Mr. Monteiro moved on to the Board’s request for vertical granite curbing along the sidewalk and vertical or angled granite curbing along paved areas. “It is our desire to have granite curbing on site” interjected Chair Vann adding “our standard is granite if I am not mistaken.” Mr. Weeks interjected “it applied to roads.” Mr. Monteiro asked about a concrete monolithic sidewalk and curb in front of the store “can you live with that?” he asked. Mr. Throop noted “we have accepted that in the past.” Chair Vann added “it is my sense we would request granite in all other places but the front of the store. We can live with the monolithic concrete curb at the entrance.” Mr. Monteiro indicated that they would be willing to do slanted granite curbing everywhere else on the site.

Mr. Monteiro moved on to landscaping changes noting the addition of a crabapple tree at the southeast corner of the store and crab apple trees, shrubs and daylilies extended north along 202 to the boundary line, as well as the installation of an irrigation system. Chair Vann asked “what about the area where the Japanese Knotweed was to be removed?” Mr. Monteiro told the members per the advice of the Conservation Commission the invasive species would be removed from the back of the lot and that shrubs would be added to the 10’ on center trees along that area in an effort to prevent it from coming back. He also agreed to the ConCom’s recommendation for *no* mulch in the wetland setback and *no dyed* mulch anywhere on the site.

Building:

Mr. Monteiro projected an elevation of the proposed new store. He pointed out the addition of mullions to the real windows per the Board’s request. He also projected a photograph of another Alltown store under construction showing the façade of the building and expressed their desire to retain the awning and cultured stone. “We are asking to keep it” he said adding “it is specific to our architecture” as he

passed around a sample of the product for Board inspection. He briefly reviewed all the changes to the building they had agreed to as well as reducing the size of their sign to 40 square feet per the town regulations.

A brief discussion arose when a member asked what the faux window would be used for and asked “can they be tinted?” Mr. Berry noted the windows would not be used for advertising purposes but would include “graphics, not text” he said. Chair Vann asked if they would be tinted as well. “If they can be tinted with the mullions added to match the other windows that would be preferable” she said adding “it is like I tell my children, plain things are best, we like things that look like each other.” Mr. Throop asked “to the side windows as well?” with Chair Vann replying “yes.”

Mr. Zeller asked about the stone façade noting “I thought we asked for clapboards.” Mr. Clark interjected “some of us don’t mind (the cultured stone).” Mr. Zeller agreed noting “I don’t mind.” Chair Vann replied “I do, others do not. Either way we do not have the authority to make them change it.”

Canopies:

Mr. Monteiro explained the intent to have the wide fascia below the roof line painted **Mobile Blue** on the gasoline canopy and **Global Red** on the diesel canopy. He showed them an example of the colors via a photograph of another Alltown convenience store and gas station.

Chair Vann noted “our standards urge the nonuse of bright primary colors” adding “I would prefer to have them white.” Mr. Weeks read from the General Guidelines of Chapter 233 Site Plan Review Regulations. “Appendix A of Building Design. “Subtle, neutral colors should be used on larger, plain buildings. Paint colors should relate to the natural colors of the building materials, such as brick, stucco, etc. Complimentary colors on architectural details are encouraged, as are historic colors. Bright, franchise colors are discouraged.”

Chair Vann looked to Mr. Monteiro and asked “are you guys OK with that?” As Mr. Monteiro was agreeing with the Chair Mr. Clark interjected “are they (the canopies) even buildings?” Mr. Weeks replied “yes they are.” Chair Vann then offered a neutral color for the canopies as a conciliation with Mr. Berry replying “white is fine” adding “the colors in our sign are important to us though.”

Lastly Mr. Monteiro pointed out the crossover connections to the north and south. “These are exhibited for the record with the intent to comply with the zoning ordinance” he said. A brief discussion about the zoning requirement of the district followed with Mr. Zeller confused about “what might ever be build back there and where?” Chair Vann explained it was a requirement of the Village Commercial District when it was created. Mr. Weeks explained “the intent is to reduce traffic on the highway by connecting lots to one another, so you can go from one place to

another without having to get back on the highway.” “Almost like an alley” replied Mr. Zeller with Mr. Weeks noting “it would be a traveled way” adding “and it needs to be revisited.” Chair Vann agreed noting “currently it is required by our regulations to be shown on the plan” adding “and it *does* need to be revisited.” Mr. Hanlon concluded by thanking the applicant for an excellent presentation.

With no other questions from the Board and no one in the audience a motion was made/seconded (Vann/Clark) to approve the site plan review application for Global Montello Group Corp. at 111, 113, and 115 Grove Street, Parcel ID Nos. U021-021-000, U021-022-000, U021-023-000 and U022-001-000 on plans entitled “Proposed Retail Motor Fuel Outlet Site Redevelopment Plans for Parcel ID U021-021-000, U021-022-000, U021-023-000 and U022-001-000, 111, 113, and 115 Grove Street (NH Route 202), Peterborough, New Hampshire, Prepared For: Global Montello Group Corp. 800 South Street, Suite 500 Waltham, Ma 02453,” Dated June 19, 2015 with latest revisions dated 8/4/15 by MHF Design Consultants, Inc. consisting of 12 sheets and lighting plan drawing number RL-2740-S1-R4 by Red Leonard Associates dated 3/25/15, consisting of 2 sheets, and additional floor, elevation and truck turning plans consisting of 6 sheets subject to the following conditions:

1. Prior to signature of the final plan, the Applicant shall provide the following, to the satisfaction of town staff and the Planning Board Chair:
 - a. Four copies of the revised plan set showing all modifications as agreed to by the Applicant and the Planning Board during the public hearing of August 10, 2015 and a memo listing all of the modifications included therein. These modifications may include but are not limited to:
 - i. All suggested revisions to the Grading, Drainage and Erosion & Sedimentation Control Plans as recommended by the Town’s drainage consultant and as deemed appropriate by the Town’s Community Development Director and the Planning Board Chair.
 - ii. All changes to lighting details, landscape plan details, architectural details, construction details or other site plan related details as directed by the Board during the public hearing.
 - b. Agreement outlining inspection procedures and responsibilities as approved by the Office of Community Development and the Public Works Director and receipt of payment for any required inspection fees.
 - c. Signed agreement indicating that Global Montello shall be responsible for all on going Stormwater Management Systems inspection and maintenance activities as stipulated in the approved Inspection and Maintenance Manual for Stormwater Management Systems.at Proposed Site Redevelopment 111,113&

115 Grove Street, dated June 19, 2015 and revised August 4, 2015, as it may be reasonably amended by the Board's drainage consultant.

2. Prior to issuance of a building permit, the Applicant shall provide the provide the following, to the satisfaction of town staff:
 - a. Parcel with the parcel ID number to be assigned by Town Staff.
 - b. A copy of all required state or federal permits and related documentation, including but not limited to permits issued by the NH Department of Transportation, NH Department of Environmental Services, and U.S. Environmental Protection Agency.

With all in Favor.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Laura Norton
Administrative Assistant