

Design Advisory Board Meeting Minutes

Date: November 7, 2013

Time: 6:30 PM

Location: Deep River Town Hall

Attendees: Mike Cole, Jeff Hostetler, Peter Howard, Alan Paradis, Victoria Su, Sue Watts

Board member absent: Pamela Potter

Guests: John Cunningham, TEC Landscape Design representing Great American Donut

Agenda:

1. For final review, Review of proposed renovations at 246 Main Street for a Dunkin Donuts franchise, revised after applicant met with the Deep River Planning & Zoning Board.
2. Review of modifications proposed at 204 Main Street for the conversion of an apartment structure to a mixed commercial/residential use.

Minutes: The meeting was called to order at 6:30.

246 Main Street

John Cunningham, landscape architect representing Dunkin Donuts franchisee, Great American Donut, presented proposed landscaping plans for 246 Main St., revised after meeting with Deep River Planning and Zoning and Cathie Jefferson, Zoning Enforcement Officer. Cunningham presented the following changes:

- Granite posts at the sitting area facing Main St. were requested by P&Z to be 5' apart. The applicant's response was to propose four (4) large, heavy planters, approximately 2'x6', 2 on each side of the area facing the parking lot.
- Per direction of Cathie Jefferson, ZEO, the dumpster location was shown located in the corner where Union and Main St. come together, the southernmost part of the property. The dumpster area was shown at 24' x 8', with an enclosure, with a proposed height of around 6 feet.

- The northern yard between the property's building and the neighboring Rapp property was proposed to have crushed stone. John indicated that the gate and fence facing Main St. could be moved farther away from the street, into the yard.
- A revised design for the monument sign that would be placed perpendicular to Main St. This sign was shown to be acrylic plastic and metal, illuminated by two ground-mounted lights.
- The planting was shown to be essentially unchanged from the previous version.

Design Advisory Board members' response to the proposal

Each member of the board took turns commenting.

Granite posts to planters: The Board had approved of the granite posts from the previous plan, especially as it provided a consistent rhythm with the posts lined up along the sidewalk in front of the building. The previous spacing was noted to be hard to drive through given the paving layout. Along the front of the building, contemporary steel posts were proposed. The Board recommended retaining the original granite posts. It was also suggested that the original spacing was acceptable, and that based on the angle of approach by a vehicle, the spacing still afforded an adequate protection to the seating area from vehicular traffic.

Dumpster location: The new dumpster location was unanimously considered unacceptable to the Deep River streetscape by all Board members. Board members raised a variety of concerns about the location including:

- **Legal issues:** The proposed location is over the property line and comes with a few feet of the new sidewalk by the town. Furthermore, it is in the State Right of Way.
- **Dumpster as a Focal point:** The proposed location is inappropriate because it is at a focal point at a primary gateway into Deep River. People stopped at the traffic lights both going from town and coming into town would be faced first with the dumpster enclosure. Peter Howard, vice-chair of the board suggests that a structure or special landscaping to enhance this location and create a better image for Deep River.
- **Functionality:** Placing the dumpster at the farthest point along two rows of parking from the restaurant seems questionable. Operationally, this would require employees to haul trash out through the entire length of the parking lot every day. Trash hauling by a large truck would happen several times a week and again, would happen very prominently in the parking area.
- **Residential neighbors along Union St.:** The dumpster at that location would be prominently displayed in front of several residents along Union St.

North yard: The previous dumpster location was in the northernmost yard at what is considered the "back" of the building. One board member noted that this "back" is actually fairly prominent to drivers coming from the center of town. No design has been provided, and no usage has been declared for this area. Board member Sue Watts voiced concern about what this will look like. She also commented that if in fact no deliveries were to be made to the back, that there would be no need for a gated fence. John Cunningham replied that service access was still required, potentially for future tenants in the other half of the building.

Parking count: Sue Watts also pointed out that per drawings from Angus MacDonald's civil engineering office, the required number of spots was 14, and the design proposed 23. With parking possible in nearby Devitt's Field or along the street, the extra parking spaces could be used instead for pedestrian friendly greenspace, allotting more space for a more welcoming and handsome design for the southern edge of the property, at one of the gateways to Deep River.

Impervious area: The same drawing also indicated a pervious area percentage coverage on the lot, and the question was raised as to whether that number pertained to the whole site design - which currently lies over property lines and in State Right of Ways - or if it is only including areas within property lines.

Union St. façade: Board members commented on the Union St. edge of the property, noting that fencing could be continued along Union St. from the back (North) edge of the property to shield the residential neighbors from the commercial activity of the business on the western side of the building.

Main St. sidewalk edge: Along Main St., Board member Michael Cole noted that the area between the property and Devitt's Field is very important because of Deep River events, including the hugely popular Muster Parade, the Carnival, and many other public events. As such, the landscaping along the edge of the parking lot should be carefully considered. The current design showed low growing plants and mulch, and the board recommended a low stone wall, which would not only create a lower maintenance, better looking border to shield the cars from the sidewalk, but could also provide seating for parade watchers. John Cunningham agreed that the amenity could be more cost effective in the long term considering maintenance, but that initial construction cost would be higher.

246 Main Street

The Board initiated discussion of the application made by A.J.. Shea Construction, LLC on behalf of Mark Bavolack. The applicant was presently engaged in a meeting with Planning and Zoning for approval of the project. Discussion of the project was suspended.

Meeting adjourned: 9:00 PM

Minutes compiled by: Victoria Su and Alan Paradis