

Site Walk  
Stage Crossing, LLC  
30 Brook Street  
PID 23016

On Saturday, September 06, 2014, the Derry Planning Board conducted a site walk to view the property owned by Stage Crossing, LLC that is under consideration for a 10 unit townhouse development. The site walk began at 8:30 a.m., at the property located at 30 Brook Street.

Present: Dave Granese, John O'Connor, Frank Bartkiewicz, Randy Chase, Jan Choiniere, Lori Davison, Mike Fairbanks, George Sioras, Elizabeth Robidoux. Also present were Brian Pratt of CLD, Bob Lamontagne, Dana Finn, and approximately ten members of the public.

Weather conditions were clear, hot, with light clouds. The site walk began at the current entrance to the lot off Brook Street. Dave provided an overview of the process and requested that if any abutters had questions today that they repeat those questions at the next public hearing. Brian reviewed the layout sheet he provided. A copy has been retained for the record. Stakes have been placed showing the location of the corners of the building, the edge of pavement, trees along Fordway, and the proposed buffer. A stake was placed every forty feet along the building footprint.

Janet Fairbanks asked if the visibility had been verified as this will be a two level building. She felt that as motorists took a left onto Fordway from Brook Street that the building would be in the line of sight. Brian stated the building is set back far enough that it will not impede sight distance. They have provided a site distance profile. They have also prepared a trip generation memo and summary of how traffic from this project would affect the area based on ITE calculations. They did not perform a traffic count. The trip generation figures are based on standard values from the Traffic Institute. Mrs. Fairbanks felt the fourteen units approved down the road will also have an impact as well. Brian said they added their additional counts to the existing. Mr. O'Connor confirmed this project and the one on Kendall Pond went to the Highway Safety Committee for review. Liz noted that the Southern New Hampshire Planning Commission performed new traffic counts as these projects were coming in. That information was provided to the applicants so that they would be aware of the most recent traffic data for the area. Mr. O'Connor noted the overall traffic counts have decreased slightly.

Brian noted the 3D rendering of the proposed building. It was noted the existing trees would be coming down to the rear in the area of the parking lot. George asked Brian to describe the buffer as that was likely the most important issue. He also asked Brian to explain how their plan might change if they were not granted a waiver for the buffer. Brian advised if they were not granted the waiver they would have to shift the building to

the rear 30 foot buffer and put the parking lot in the front. The buffer would have to be a new buffer because of the grades. The front of the parking lot would have minimal landscaping (along Brook Street); most of the landscaping would be to the rear and side. The proposed trees along Fordway would not change and the project would have a very urban feel. The front of the building would look similar to what is currently shown as the rear in the renderings. He does not believe they would lose any units but might need to have 2 bedroom units because they would lose some of the parking.

One of the abutters asked about the grades. Brian said the grades would not work as well if they had to shift the building back. Currently, with the drive under garages, the building fits the terrain better. If they had to change the location of the building, it would sit up higher and it would look as though they have added a story. Mr. O'Connor asked about the proposed cuts and fills. Brian advised the units will sit four feet higher than the current grade of Brook Street. There will be stairs leading to the front doors. The back is 9 feet lower than the current grade. The lot would fill up more to the level of Brook Street. The buffer stake at the property line is set at elevation 238; there would be a retaining wall to the rear. The abutter to the left of the property, Mr. Goodrow, noted the existing foundation of his mother's home is stone and it is crumbling. When work was done to the south, they had issues with the foundation and the state engineer had to come and review it. He wanted the Board to be aware of this potential issue. Brian said they could perform pre construction surveys of the foundation prior to the start of any work on site.

Another abutter commented on the annual flooding in the area. How will they develop this lot and not flood the street. Brian explained they are outside of the floodplain and don't expect to have any impact on it. The abutter felt this development would force the water that normally sat on the lot to travel to the abutting properties.

The site walk proceeded to the rear buffer area. Purple stakes denoted the edge of the parking lot. It was noted the retaining wall would be beyond the stakes. There was a discussion regarding floods. The abutter to the rear, Mr. Hirtle, stated in February he had two feet of water in his barn. Dave asked what is the proposal for the buffer. Brian explained they can move some of the proposed trees along Fordway to this area. There will be more landscaping between the parking lot and the fence. They can discuss the location of plantings and trees; depending on placement, it might affect the location of the proposed fence. George noted the intent of the buffer is to keep a good distance between residential uses. What currently exists on the property is a good buffer. It was noted if the building was pushed closer to the road, it would look more urban.

Mr. O'Connor stated the parking lot slope will move to the storm water management area. Brian explained the proposed drainage and advised that they don't control the current underground flow. The majority of the drainage will go the right of the lot and flow toward the bridge.

Dave asked how high is the proposed retaining wall. Brian advised that it is 2 to 3 feet tall; in some areas it may be as tall as 4 feet once they get out in the field and start working on it. It will be about 120-150 feet long. Mr. Hirtle believed the location of the existing compost pile on his property is approximately where the retaining wall will be located. Brian said the fence could be 8 feet tall.

The site walk proceeded to the location of the proposed driveway.

Mr. Donovan, the abutter located across Brook Street, was of the impression the driveway would be steep getting around to the back of the lot. Brian advised the driveway will be at a slope of about 555.5%. The front of the building will be 3-4 feet above Brook Street with stair leading to the doors. Snow storage will be pushed to the detention pond area and snow will be transported off site if the piles get to be too much. The driveway will be 24 feet wide and has been pushed as far from Fordway as possible. Mr. Donovan noted car lights will shine directly onto his home as cars exit this property. The propane tank will be moved onto the neighbor's property and that is shown on the demolition plan sheet. Dave asked Brian to explain the cuts. Brian said there will be a four foot cut to finished grade. Dave asked what stopped lights from shining on the neighbor's property to the rear. Brian said there will be a fence which will block some of it. There was a discussion of the type of trees that would be moved to the rear buffer; they include maple and cherry trees which are required by the regulations. Brian said they could put some vegetation off site with the agreement of the abutter if that was necessary.

Mr. Donovan commented on the wildlife on this property, including muskrat, fox and some turtles which would be displaced by this development. The discussion then moved to building setbacks. Brian noted the building has to be 30 feet from the property line. The driveway is within 10 feet of the property line and there is no waiver requested for the driveway. He said they could move some of the required trees to beef up the buffer near the homes. It was noted the required trees are typically of 2.5" caliper, and 15 feet tall. Autumn Blaze maples grow very fast. Jan noted that either way, the existing trees will be removed. Brian said they would have to go no matter where the building was located. Mr. Hirtle said this development will open his lot up to all of the sounds from the road. In the winter, the winds blow in his direction. Mr. Lamontagne noted the proposed building will provide a buffer for the wind. He also noted Mr. Hirtle had cleared onto this property.

The proposed building height will be 28 feet to the roof in the front with an additional 9 feet to the rear (apx. 37 feet). Brian said if they need to push the building to the 30 foot buffer, it will add a story and the building will be taller with little landscaping along Brook Street. One of the neighbors asked why the proposal is for ten units. Mr. Lamontagne advised the ordinance allows it.

Dave reminded the abutters to bring up any questions they had at the next public hearing which will be September 17, 2014.

The site walk ended at 9:12 a.m.

Approved by: \_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary

Approval date: \_\_\_\_\_