

**MINUTES OF THE MEETING
PLANNING BOARD
September 14, 2011**

MEMBERS PRESENT: Robert Smith, Chairman; Robert Moynihan; Lou Ann Griswold; and Ed Bannister.

OTHERS PRESENT: Allan Dennis, CEO; Caren Rossi, Secretary; Peter Hoyt; Frank Montero, MHF Design; Jim Giarrusso, McDonald's; Tobin Farwell, Farwell Engineering; Jim Daley, S & J Transportation; Jack Mette, Beth and Chuck Goss; and Robbie Woodburn.

-Consultation with Frank Montero, MHF Design, agent for McDonalds Corporation regarding remodel.

Frank Montero presented the Board with plans showing the proposed minor remodeling being proposed. They went to the ZBA and received relief to enclose the front seating area and for some small signage changes. Their original approval was for 50 seats and with this proposed enclosure it will only be 48 seats. As part of the remodel they are also doing a small addition for storage on the side (rt. 4 side). The total square footage increase is 507 square feet. They will be replacing the existing cobblestone sidewalks with concrete, new granite curbing where needed, modifying the handicap parking spots; modifying the drive-thru by adding an additional order board and new speaker posts. They will also be doing pavement repairs, but no drainage changes. The septic is fine, it was actually overdesigned back in 2004 when it was last replaced. The façade of the building is being redone as well. They will be replacing the windows with bricks in several spots. The wooden siding will be replaced with handy-plank siding. This will be done on both the front and the side of the building. (Drawings in file)

Bob Smith spoke with concerns of bricking in too much you want be able to see the cars that are coming around the building (rt. 4 side) he spoke from a personal experience where he wasn't paying attention and stepped off the curb into the lane of traffic.

Frank Montero and Jim Giarrusso discussed this and they will be extending the landscape area and add a fence. Frank Montero will provide a plan showing this.

Bob Moynihan asked if there will be any change in the lighting.

Jim Giarrusso replied that the only change will be on the building and it will be more indirect lighting, there will not be any change to the site lighting.

Bob Moynihan made a motion to waive site review.

Lou Ann Griswold second.

Vote: all

Consultation with Jim Daley, S & J Transportation an expansion.

Tobin Farwell, Farwell Engineering presented the Board with a proposed expansion plan for S & J transportation. He explained that they went to the ZBA and received approval for the proposed plan. They will have 2 gravel parking areas. This property is an old excavated gravel pit. There will be 4 treatment swales on site. One will be an infiltration pond and one will be a wet pond. There will only be lighting in the parking areas for security purposes. They will be using the existing entrance/exit on Rt. 125. There will be an access to the existing cemetery on site and a security gate at the entrance to be used for security only. The existing snowmobile trails will be relocated so they can still be used.

Bob Moynihan requested that at the actual site review please have all of the parcels on one plan to see how it all lays out and to also add the abutting property, John's Garage to the plan as well specifically showing where the busses park.

Allan Dennis asked the Board if they want to have this application reviewed by the Town Engineer at this time.

Bob Moynihan suggested that it wait until the Board has had chance to review it, it might not be necessary.

Caren Rossi explained to all that due to a conflict, the October 2011 Planning Board meeting will be on Wednesday, October 26, 2011.

-Consultation with Jack Mette regarding a possible cluster development.

Jack Mette explained that and his group has been working with the Goss family on the possibility of a cluster development within the 3 towns of Durham, Madbury and Lee. They held a design Charette in June of 2011 and got a lot of great ideas.

Lisa from the State spoke and explained the Workforce Housing component of the project.

Robbie Woodburn spoke as the architect of the project. She provided a handout of the charette for the board as it outlined what potential build outs could look like. They have done this presentation in both of the other towns as well.

The Board thanked them for coming in and thought that a joint meeting with all towns planning boards might be advantageous.

Allan Dennis advised the Board that he had a recent conversation with Chuck Cressey regarding the recently approved Farmers Market Site. He will not be continuing this avenue until the speed is reduced in this area. They cars travel by too fast. He would like to park his u-haul trucks on this lot instead.

The Board asked Mr. Dennis to ask Mr. Cressey to come to the next meeting to discuss this idea.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Ed Bannister

Lou Ann Griswold

Robert Moynihan