

TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD

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MINUTES OF THE PUBLIC HEARING
December 18, 2007

Vice-Chairman Rod Cools called the meeting to order at the Town Hall at 6:30 pm. Attendees included:

MEMBERS		ALTERNATES		STAFF	
Joe Fluet, Chairman		Donna Faucette	X	Kathy Menici, Town Planner	X
Rod Cools, Vice Chairman	X	Ed Morrison	X	Bette Gallagher, Secretary	X
John Blackwood, Selectmen's Rep	X	Dick Atwater	X	Richard Sager, Town Counsel	
Al Huntoon	X	Peg Stevenson		Arthur Capello, Bldg. Inspector	
Nancy Spencer-Smith				John Ciardi, Code Enforcement	

Other Attendees as signed in:

Michelle Giguere
Jerry O'Connor
Andy Jacobson

Vice-Chairman Cools opened the meeting with the Pledge of Allegiance to the Flag.

Vice-Chairman Cools stated that the record should show that Alternate Member Donna Faucette is sitting in for Member Nancy Spencer-Smith and Alternate Member Dick Atwater is sitting in for Chairman Joe Fluet.

PUBLIC HEARING:

Wakefield Tax Map 180 Lot 30

Property located on White Mountain Highway, Wakefield, NH

Business/Commercial Zone

Property Owners: The Frisbie Foundation

Planner Menici read the purpose of the public hearing from the Agenda:

The owner/applicant, The Frisbie Foundation, through its agent, Scott A. Lawler of Norway Plains Associates, Inc., has applied for a Site Plan Review for the construction of a two-story medical office building totaling 12,160 square feet for Wakefield Tax Map 180 Lot 30. Said property is located on White Mountain Highway, Wakefield, NH and lies within the *Business/Commercial* zone.

The Planner said that this application is for an amended site plan review for an increase in square footage from the original approved 6,000 square feet to the proposed 12,160 square foot, 2-story facility. The Planner then turned the hearing over to Scott Lawler from Norway Plains Associates.

Mr. Lawler introduced himself as well as Joe Shields from the Frisbie Foundation. Mr. Lawler said as the Planner had indicated the Frisbie Foundation is presenting to the Board a proposal to construct a 12,160 square foot medical office building. He stated that this is an amendment to the previously approved 2006 site plan allowing for a 6,000 square foot medical facility as well as a 36,000 square foot grocery store and pharmacy on the other end of the development. Mr. Lawler said that part of the approval allowed for 36 parking spaces for the medical building and an open detention pond for drainage. He pointed out that a DOT required curb cut was provided together with the widening of Route 16 and a turn lane. Mr. Lawler said that a portion of the entrance was also constructed.

Alternate Member Morrison asked for a clarification of the road position in the development, which was provided by Mr. Lawler.

Mr. Lawler then presented the new site plan for the proposed amendments. He explained that this is a 2.46-acre business/commercial site and pointed out the changes that the Frisbie Foundation is proposing.

Mr. Lawler said that the proposed building would essentially fit into the footprint of the original building because they are proposing a second story for the medical facility. He said they are now proposing 62 parking spaces instead of the 36 originally approved and that the additional parking would be in the back of the building and part of that would be for the occupants of the second floor. Mr. Lawler explained that a waiver for parking is part of the application.

Mr. Lawler said that as required by the site plan regulations the parking configuration is computed two ways. The first would be by the number of physicians and would require 30 parking spaces. The second computation is figured by the gross floor area and would result in 122 parking spaces. This was felt to be excessive and after discussions with the Frisbie Foundation concerning their needs for staff and patients it was felt that 50 to 60 parking spaces would be necessary at maximum build out. Based upon this, they are proposing 62 parking spaces. Mr. Lawler said this would be the first waiver.

Mr. Lawler then spoke about the original approval for an open detention pond and pointed out that now there is a parking lot in that area. He said that the new underground storm water detention system would be underground with a series of 5-foot diameter pipes. The system pre-treats the water, stores it and releases it at a controlled rate. This is almost the exact system that was constructed at Frisbie's main campus in Rochester.

Mr. Lawler said the circulation around the building is a one-way 14-foot driveway and brings him to the second waiver request. He said site plan regulations require a 50-foot natural vegetative buffer but do provide for encroachment if substantial landscaping is designed to allow adequate screening.

Vice Chairman Cools asked how many feet into the setback the road would impact. Mr. Lawler said it impacts about 16 feet. The Vice Chairman asked if it would be possible to shift everything back so as not to infringe into the buffer zone. Mr. Lawler said that the road is already in and approved in its location and to shift the entire pad would impact other areas.

Planner Menici asked if it would be helpful to the Board to look at the proposed landscaping plan? Vice-Chairman Cools agreed to this suggestion. Alternate Member Atwater asked if there was the possibility of additional parking in the area to the west between the road and the building and suggested the access could be placed differently.

Mr. Lawler said that the steep slope in that area would prevent its use for additional parking.

Alternate Member Faucette asked if there was any room to add extra spaces if that becomes necessary. Mr. Lawler replied that there was correct due to the terrain.

Alternate Member Atwater said in his opinion the facility would be busy considering the 6 physicians and the rehab offices and parking would become an issue.

Alternate Member Faucette suggested that leveled parking could be a solution. She also said that there are only 3 handicapped spaces provided although there is a rehab center on the second floor.

Alternate Member Morrison asked if there would be an opportunity for a multi-level parking garage and said that if the facility grows as most people hope it would, Frisbie must prepare for extra parking.

Alternate Member Atwater used the facility on Back Bay in Wolfeboro as an example stating that their parking lot is always full. Mr. Shields said that a potential problem would be controlled to an extent through scheduling. Alternate Member Atwater asked if therapy would be available at any time but Mr. Shields said that it would be by appointment only. He said he anticipated starting with 1 physician and 1 physician's assistant and then expanding as necessary to a total of perhaps 20 to 24 staff. Mr. Shields said that if the parking area became full they would look at other sites since the 2-acre lot is self-limiting.

Other options for parking were discussed such as other areas on site, using the lot next door, and an underground parking facility. However, due to the topography and the groundwater table, the parking as proposed seemed the best scenario. Mr. Shields said that they would look into off site satellite parking.

Planner Menici said the Board needed to decide if they would accept the waivers and then the discussion would be opened to the public for comments and questions.

Alternate Member Faucette suggested a motion to accept the 62 parking spaces with the condition that when and if the time comes that the activity requires additional parking, the applicant would agree to pursue other solutions to the parking; a motion to approve the landscaping design for the encroachment into the buffer zone; and a motion to approve the plans being stamped and signed after approval rather than at submission.

Vice-Chairman Cools questioned the waiver for plan stamping after approval? Planner Menici explained that plans are usually signed and stamped by the engineer prior to submission but Norway Plains prefers to wait until the Planning Board approves the plans.

Mr. Lawler said that it is a protocol with Norway Plains to reduce the possibility of plans getting out to the public that are not approved.

Vice-Chairman Cools said he would entertain a motion for each waiver separately.

MOTION: **To accept the parking waiver for 62 parking spaces.**
Made by: **Donna Faucette**

Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

Vice-Chairman Cools asked for the second motion.

MOTION: To accept the applicant's waiver request to reduce the 50-foot vegetative buffer and provide an adequate landscape design.
Made by: Donna Faucette
Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

Vice-Chairman Cools asked for the third motion.

MOTION: To accept the waiver for timing of the signing of the plans.
Made by: Donna Faucette
Seconded by: Al Huntoon
Discussion: None
Vote: Unanimous

Planner Menici said the Board could now make a motion to accept the plans as complete and then open the public discussion.

The Vice-Chairman asked for a motion to accept the application.

MOTION: To accept as complete the application for an Amended Site Plan Review for the construction of a two story medical office building totaling 12,160 square feet.
Made by: Donna Faucette
Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

Vice-Chairman Cools stated that the application is now complete and before opening the floor to public discussion asked Mr. Lawler for any additional comments. Mr. Lawler said that the site would be hooked into Town water with an on site septic system; there would be underground utilities, propane to the building and a well for landscaping maintenance.

Selectmen's Representative Blackwood asked if there was provision for a back up generator for the facility. Mr. Lawler said that had been brought up in the TRC meetings and they were talking about it.

Member Huntoon asked if discussions had been had with the water precinct concerning capacity. Mr. Lawler said that it had been discussed during the TRC meetings and they had no problems with capacity for usage and the sprinkler system. Mr. Lawler offered to meet with Mr. Giffen to obtain a letter in that regard.

Alternate Member Faucette asked if the septic would be on site and Mr. Lawler confirmed this and said that the alteration of terrain permit is currently in process.

Mr. Lawler said there is a hydrant on site and directed the Board to the page of the plan on which it was depicted.

Alternate Member Atwater also spoke in favor of a back up generator being given serious consideration. Mr. Lawler said there is room near the electric transformer for the generator. Mr. Shields said they are looking at the back up generator two ways:

1. For critical systems only
2. For all systems

Vice-Chairman Cools then opened the discussion to the public.

Relf Fogg suggested that a solution to the parking problem might be to terrace parking into the slope. Mr. Lawler said although that was a possibility, it would be quite costly.

Andy Jacobson said he had faith in the ability of Norway Plains, but was concerned that these changes were taking place without notice to abutters stating that it appeared discussions had been ongoing, but this was the first night he was aware of anything. Mr. Jacobson expressed his concern about the doubling of the amount of impervious surface. Vice-Chairman Cools asked if his concern was about water flowing down onto his property and Mr. Jacobson said he was concerned about a lot of things.

Vice-Chairman told Mr. Jacobson that tonight was the first time this proposal was before the Board.

Mr. Jacobson spoke about runoff and that he did not like the change from a detention pond to an underground system. He also said there appeared to be no setback on the north side.

Planner Menici told Mr. Jacobson that this revision would have to go through the same level of engineering review as the original one did and assured him that an independent engineer on behalf of the Town would review the plans. The Planner said that with regard to the issue of setbacks, the zoning ordinances provide for building setbacks, not parking setbacks.

Mr. Jacobson didn't feel that the parking would be insufficient.

Vice-Chairman Cools asked if Mr. Jacobson was having a water problem at this time. Mr. Jacobson said he was not, but had not yet gone through a spring season and thought the runoff could be a problem and felt that the impervious surface was overdone.

Alternate Member Faucette said she felt that the engineers would do the best job of determining what was necessary so as not to cause a runoff problem.

Mr. Lawler showed on the plans what was previously approved and how it would have worked. He then compared that to the proposed revisions and pointed out that much of the original system had not changed.

Mr. Jacobson said that the addition of 10,000 square feet of impervious surface was significant. Mr. Lawler agreed that it is significant but would have no impact upon Mr. Jacobson's property.

Alternate Member Morrison asked if the water drained onto Mr. Jacobson's property at some point. Mr. Lawler said it did not, but was directed toward Route 16 through the drainage system and would end up in the Town's drainage system.

Planner Menici asked if consideration had been given to pervious surfaces due to the sandy base in this area. Mr. Lawler said that had not been considered due to the newness of the technology.

Member Huntoon asked if the Town's engineer would address this issue? Planner Menici said it would and the review engineer would be White Mountain Survey since they had done the original work for the developer.

After some additional discussion, the Vice-Chairman asked for additional questions from the public and there being none, closed the public discussion. The Vice-Chairman then asked the Board for any further comments.

Planner Menici informed the Board the Jim Rines from White Mountain Survey called with an estimate for the cost of the engineering report in the amount of \$1,250.00. The Planner said that before the review could proceed, the Board would have to approve the estimate and Frisbie would have to escrow the cost.

Vice Chairman Cools asked for a motion to that effect.

MOTION: To approve the estimate of engineering review costs from White Mountain Survey in the amount of \$1,250.00 and this amount to be paid by The Frisbie Foundation into an escrow account.
Made by: Donna Faucette
Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

Planner Menici clarified that this amount was for the site engineering and does not include the review of the traffic impact study. The Planner said that a copy of the traffic impact study would be made and forward to Mr. Rines so that he can determine if any modifications need to be made.

Alternate Member Morrison said he did not feel that traffic would be an issue for Frisbie but could become an issue when a grocery store goes in.

Vice-Chairman Cools again asked the public for any questions.

Mr. Fogg asked if emergency services would be provided. The Vice Chairman said probably not, but in the case of a catastrophic event, it could help. Member Huntoon asked if this would be a five-day operation and Mr. Shields said it would be open six days. Alternate Member Atwater asked if there would be ambulance service. Mr. Shields said it would be only if an ambulance was called.

Mr. Jacobson said that he didn't view traffic as an issue. Mr. Lawler said that in the original traffic study they had over-estimated the amount of traffic so that even with the proposed increase in square footage, the estimated traffic use would be less than the original study estimated.

After discussing the dates, the applicant requested a continuance to the February 7, 2008 meeting.

MOTION: To approve at the applicant's request for a continuance of the public hearing to February 7, 2008.
Made by: Donna Faucette
Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

ADJOURNMENT:

MOTION: To adjourn the meeting at 7:45 pm
Made by: Al Huntoon
Seconded by: Donna Faucette
Discussion: None
Vote: Unanimous

Respectfully submitted,

Bette Anne Gallagher
Planning Board Secretary