



Town of Plymouth

Planning Board Meeting
Plymouth Town Hall
Plymouth, NH 03264

July 16, 2015

FINAL-Approved 09-03-15

- MEMBERS PRESENT:** Mike Ahern (Chair), Steve Rhodes (Vice Chair), John Randlett (Select Board Representative), John Kelly and Rebecca Hanson (Conservation Commission Representative)
- OTHERS PRESENT:** Sharon Penney, Plymouth Town Planner
- CALL TO ORDER:** Mike Ahern called the meeting to order at 6:30 p.m. Roll call of members was completed.
- GENERAL PUBLIC COMMENTS:** None
- ADMINISTRATIVE MATTERS:**

- **One Lot Subdivision (12.23 acres) PID 213-005.2 Brian G. Young, Boulder Point Drive:**
 - Mr. Kevin French, LLS presented the application and stated that across from the Veteran Housing location is Mid-State Health Center and nearby is Walmart. He'd like to subdivide out a 12 acre lot for Soldier On, which has already received ZBA approval for multiple units with the condition that Soldier On must be at least 10.4 acres. Soldier On will be serviced by Plymouth's Water and Sewer.
 - Mr. John Randlett made a motion to accept the application; seconded by Mr. John Kelly. All in favor.
 - Mr. Mike Ahern opened the public hearing at 6:41pm.
 - Mr. Frank Miller supports the subdivision application and recommends approval.
 - Mr. Ahern closed the public hearing at 6:42pm.
 - Mr. French addressed the conservation easement, in which he stated, it was the original easement to offset the impact of lot work on the wetlands area, and also buffers were established on each side.
 - Ms. Penney explained that PID 213-005.2 is located in the ICD (Industrial Commercial Development) and Agricultural Zones.
 - Mr. Randlett made a motion to approve the subdivision; seconded by Mr.

Steven Rhodes. All in favor.

- **Site Plan Review PID-213-005.2 Veteran's Housing, Boulder Point Drive:**

- Mr. Jeff Lewis from North Point Engineering stated that they've received special exception for multiple units as a residential institution used building in support of local, homeless veterans.
- Mr. Rhodes inquired whether they have completed the site plan requirements.
- Yes, Ms. Penney informed the Planning Board.
- Mr. Rhodes made a motion to accept the application as complete; seconded by Ms. Rebecca Hanson. 4 in favor, 1 abstension

- Mr. Jim Scalese explained this project is a 52 unit building, which will allow him to have two caseworkers on site.
- He stated that they'll delivers medical services to residents, except dental care, in which vehicles will be supplied to transport residents to a dentist.
- Mr. Matthew Routhier from North Point Engineering described their intent to connect water and sewer to their property; the 58 parking spaces; and the amenities, such as barbeque areas, horseshoe pits, and greenhouses.
- He stated that they've met AOT permit requirements by placing an infiltration system for runoff water collected after storms.
- Mr. Rhodes inquired whether there will be pedestrian access to Mid-State Health Center and Walmart.
- No, the sidewalks on the site plan review will be removed, however Mr. Scalese explained that an on-site vehicle will be used to transport residents to Walmart and other destinations.
- Mr. Kelly is concerned about the water capacity. He'd like an independent engineer to conduct a hydraulic study.
- Ms. Penney stated that an independent study could be made a condition of approval.
- Mr. Kelly inquired whether the Town of Plymouth will need to increase the ambulance usage and whether police will need to be on-site.
- Mr. Scalese responded, saying that they will not accept a police presence within its borders because they've never experienced problems with their residents.
- Ms. Hanson inquired about the parking regulations for a large developments because she'd like to see fewer spaces.
- Ms. Hanson inquired about the conservation easement.
- Mr. Lewis stated that the conservation easement allows them to cross through it with a road.
- Ms. Hanson inquired whether solar panels will be used on the building.
- Mr. Scalese stated that they've prepared a grant application for solar panel funding, but it isn't guaranteed.
- Mr. Scalese also stated that instead of 58 parking spaces, they could put in 48 parking spaces and then 18 grass on gravel spaces.
- Mr. Kelly inquired about the crematory and the columbarium.
- Mr. Scalese stated that based on personal experiences, veterans have requested that their remains stay on site. A columbarium looks like a mailbox that is sealed that can be removed if needed.

- Mr. Ahern opened the public hearing at 7:41pm.
- Ms. Kathryn Bentwood runs the Bridge House, supports the project because she has experienced a growing need to shelter veterans.
- Ms. Valerie Scarborough supports this project, as well.
- Mr. Mike Conklin supports this project because he believes that it will add to the sense of community and diversity in the town.
- Mr. Miller is in favor of the veteran housing.
- Mr. Ahern closed the public hearing at 7:47pm.
- Ms. Penney inquired for a reiteration of the property tax eligibility on the project.
- Mr. Scalse explained that Soldier On expects to pay property tax based on a fair assessment.
- Ms. Penney stated that the 11 conditions must be completed by a specified date or within a year from the approval when another public hearing will be held to check on whether the conditions have been met.
- Mr. Randlett suggested that the Planning Board become familiar with the water capacity for future projects.
- Ms. Hansen made a motion to approve; seconded by Mr. Rhodes. Four members voted to approve. John Kelly abstained.

CORRESPONDENCE:

UNFINISHED & OTHER BUSINESS: None

PUBLIC COMMENTS: None

ADJOURNMENT:

- Mr. Randlett made a motion to adjourn; motion seconded by Mr. Rhodes. The motion passed unanimously. Meeting adjourned at 8:14 pm

PLEASE NOTE:

The public is invited to attend all meetings of the Planning Board. During official public hearings, the public is welcome to speak. For other items the public may speak at the discretion of the chair/board. Files on the applications and items above are available for inspection in the Planning Department in Town Hall, from 8:00 a.m. to 4:30 p.m., Monday through Friday. These applications and items are subject to change prior to final action. Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provisions for your participation at 536-1731 or you can e-mail the Town Planner, Sharon Penney at: spenney@plymouth-nh.org.

Respectfully Submitted,
Jaseya Girona