



Town of Plymouth

Planning Board Meeting

Plymouth Town Hall

Plymouth, NH 03264

April 23, 2015

FINAL-Approved June 4, 2015

MEMBERS PRESENT:

Mike Ahern (Chair), John Kelly, Rebecca Hanson (ConCom Rep), Bill Bolton (Selectman's Rep.), Steve Rhodes, Steve Whitman (Alternate)

OTHERS PRESENT:

Sharon Penney, Plymouth Town Planner

ABSENT/EXCUSED:

CALL TO ORDER:

Mr. Mike Ahern called the meeting to order at 6:30 p.m. Roll call of members was completed.

GENERAL PUBLIC COMMENTS:

None

ADMINISTRATIVE MATTERS:

- **Continuation of Site Plan Review for PID 212-046, 85-room hotel Fairfield Inn and Suites at Riverside Landing, Tenney Mountain Highway, owner Lafrance Hospitality, agent Barry Stowe for Opechee Construction Corporation. This development is located in the Agricultural Zone with a proximity to the ESZ:**
- Mr. Ahern stated that the Planning Board had received letters from the Conservation Commission, Mary Crowley and the owner of the new McDonald's regarding this application.
- Mr. Barry Stowe from Opechee Construction stated he had the plans revised based on the previous comments from the engineer and the Planning Board. He stated that a sidewalk was added to the plan as requested. It extends to Ridgeview Lane and land was allocated for a future sidewalk. He stated that a traffic study was submitted, which was reviewed by Town Engineer. The state driveway permit was also received.
- Ms. Penney stated that the conclusion from the traffic study can be located on the fourth page of the document.

- Mr. Stowe stated that from a private traffic consultant, a private review of the internal intersection was completed. The consultant provided advice, such as expanding their driveway entrance width from 15 to 16 feet, increase the radius to 30 feet, and alters some signage in the island.
- The Town Engineer stated that previously a flood plain analysis, hydraulic study, and a fluvial geomorphology report were reviewed. However, the current hydraulic study for gravel surfacing, which got the site above the flood plain elevation, was completed, along with a hydraulic study for the runoff infiltration storage. Ultimately, filling the flood plain has been mitigated by the current excavation and he doesn't see the need for more studies.
- Mr. Steve Rhodes inquired when the original baseline data that the study derives from goes back to.
- The Town Engineer stated that FEMA did a flow study that was near the cross-sections that was identified in the study.
- Mr. Rhodes stated that the Tenney Mountain Highway recommended that the town do a hydraulic study near that corridor; he inquired whether the study would be for current or future use.
- The Town Engineer stated that it is the accumulated effect of development in the watershed. Increase runoff is mitigated, but the increase volume of runoff is not always fully mitigated. It is not required by DES regulations.
- Mr. Steve Whitman stated that the feedback should be carried forward as they work on the Master Plan.
- Mr. Whitman asked for more clarification on the sidewalk along the McDonald's side.
- Mr. Stowe stated that it was discussed that they would, in good faith, work with McDonald's to provide a sidewalk.
- Ms. Penney feels that the general public isn't aware that the development of the actual site plan was under a separate site plan approval, which had taken place over a year ago.
- Mr. Rhodes stated that the issues that have been raised need to be addressed and possibly analyzing current zoning laws.
- Mr. John Kelly made a motion to approve the site plan review with the conditions from the letters, pedestrian access, site plan revisions as presented, and good faith effort to work with McDonald's to provide pedestrian connectivity, the boiler plate approval and permits should be submitted; seconded by Mr. Steve Rhodes. All in favor. Site Plan is approved.

CORRESPONDENCE:

None

UNFINISHED AND OTHER BUSINESS:

- Mr. Whitman stated that May 28, Tara Bamford will be meeting with the Planning Board.
- Ms. Penney stated that June 4, Tara Bamford will facilitate a master plan visioning meeting and will find an appropriate location to meet.

PUBLIC COMMENTS:

None

ADJOURNMENT:

- Mr. Rhodes made a motion to adjourn; motion seconded

by Ms. Hanson. All in favor. Meeting adjourned at 7:08pm.

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