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**MINUTES OF THE
PLANNING BOARD**

**MEETING OF
April 14, 2020**

A meeting of the Planning Board was held on April 14, 2020 remotely on the Zoom meeting app.

PRESENT: Keith Belair, Chairman; Michael Banks, Vice-Chairman; Beverly Donovan, Secretary; Mike Lyons, Selectman’s Rep; Jeff Hatch; Joseph Feole; Paul Pelletier; Chris Graham, Alternate; Ross Moldoff, Planning Director; and Jacob LaFontaine, Assistant Planner.

The meeting was called to order at 7:00 p.m.

Chairman Belair explained that due to the State of Emergency declared by the Governor, as a result of the Covid 19 pandemic and accordance with the Governor’s emergency order # 12, pursuant to the executive order 2020-04, this public body is authorized to meet electronically. There is no physical location to observe and listen contemporaneously to this meeting which was authorized pursuant to the Governor’s emergency order. In accordance with the emergency order Chairman Belair is confirming that we are A) providing public access to the meeting by telephone, with additional access by video and other means. We are using Zoom for this electronic meeting and all members of the board have the ability to communicate contemporaneously during this meeting, through this platform, and the public access to contemporaneously listen and if necessary participate in this meeting by calling 603-685-6451 or going to www.sgc23.com. B) providing public notice of necessary information for accessing the meeting. We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically. Instructions have also been provided on the website at www.salemnh.gov. C) providing a mechanism for the public to alert a public body during the meeting if there is a problem with access. If you have a problem, call 603-685-6451 or email rmoldoff@salemnh.gov. D) If the public is unable to access the meeting, the meeting will be adjourned and rescheduled. All votes taken during the meeting shall be done by roll call vote. During the roll call attendance, please state if anyone is in the room with you during this meeting, which is required under the Right to Know Law.

- Keith Belair, Chairman – solo
- Beverly Donovan, Secretary - solo
- Mike Banks, Vice-Chairman - solo
- Joe Feole - solo
- Paul Pelletier - solo
- Jeff Hatch - solo
- Mike Lyons - solo
- Chris Graham - solo

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1 Ross Moldoff is also present, and is with Jacob Lafontaine, the Assistant Planner.

2

3 Chairman Belair went over the agenda. Mr. Moldoff said the Salem Manufactured Homes
4 subdivision has been withdrawn and will be back in May.

5

6 **REVIEW OF MINUTES**

7

8 1. March 12, 2020 – Regular Meeting

9

10 Ms. Donovan said there is one set of minutes from the regular meeting on March 12, 2020.

11

12 **MOTION by Mr. Banks to approve the March 12, 2020 minutes as written.**

13 **SECOND by Mr. Pelletier.**

14

15 **Ms. Donovan - in favor**

16 **Mr. Banks – in favor**

17 **Mr. Lyons - abstained**

18 **Mr. Feole - abstained**

19 **Mr. Pelletier – in favor**

20 **Mr. Hatch - in favor**

21 **Chairman Belair – in favor**

22 **VOTE ON MOTION: 5 – 0 – 2**

23

24 **Board Elections**

25

26 **MOTION by Mr. Banks to nominate Keith Belair as Chairman.**

27 **SECOND by Ms. Donovan.**

28

29 **Ms. Donovan – in favor**

30 **Mr. Banks – in favor**

31 **Mr. Lyons – in favor**

32 **Mr. Feole – in favor**

33 **Mr. Pelletier – in favor**

34 **Mr. Hatch – in favor**

35 **Chairman Belair - abstained**

36 **VOTE ON MOTION: 6 – 0 - 1**

37

38 **MOTION by Ms. Donovan to nominate Mike Banks for Vice Chairman.**

39 **SECOND by Mr. Hatch.**

40

41 **Ms. Donovan – in favor**

42 **Mr. Banks – in favor**

43 **Mr. Lyons – in favor**

44 **Mr. Feole – in favor**

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1 **Mr. Pelletier – in favor**
 2 **Mr. Hatch – in favor**
 3 **Chairman Belair – in favor**
 4 **VOTE ON MOTION: 7 – 0**
 5 **UNANIMOUS**

6
 7 **MOTION by Mr. Banks to nominate Beverly Donovan as Secretary.**
 8 **SECOND by Mr. Hatch.**

9
 10 **Ms. Donovan – in favor**
 11 **Mr. Banks – in favor**
 12 **Mr. Lyons – in favor**
 13 **Mr. Feole – in favor**
 14 **Mr. Pelletier – in favor**
 15 **Mr. Hatch – in favor**
 16 **Chairman Belair – in favor**
 17 **VOTE ON MOTION: 7 - 0**
 18 **UNANIMOUS**

19
 20 Chairman Belair welcomed Joe Feole for his debut meeting.

21
 22 **CONTINUED FROM MARCH 24, 2020 AGENDA**

- 23
 24 1. CENTURY BANK SITE PLAN – Public Hearing for 2400 sq. ft. bank at 365 South
 25 Broadway, Map 136, Lot 371

26
 27 **MOTION by Mr. Banks to accept the Century Bank site plan application as complete.**
 28 **SECOND by Ms. Donovan.**

29
 30 **Ms. Donovan - in favor**
 31 **Mr. Banks – in favor**
 32 **Mr. Lyons – in favor**
 33 **Mr. Feole – in favor**
 34 **Mr. Pelletier – in favor**
 35 **Mr. Hatch – in favor**
 36 **Chairman Belair – in favor**
 37 **VOTE ON MOTION: 7 – 0**
 38 **UNANIMOUS**

39
 40 Abutters: There were no abutters present.

41
 42 Mr. Moldoff said people can call or email if they want to participate. To comment call 685-6451.

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1 George Fredette, is here with Peter Darlo, architect and James Flynn, Vice President of Century
2 Bank. He is representing Century Bank and Trust. They have several branches in the greater
3 Boston area and are proposing to expand into Salem. It will be their first branch outside of
4 Massachusetts. This will be at the intersection of Route 28 and Pattee Road. It is located at the
5 former D'Angelos. They are proposing the demolition and reconstruction of a 2,430 square foot
6 building on the same foundation as D'Angelos. This is in the Commercial Industrial C District.
7 He then showed the plan, and the zoning district boundary behind the subject lot, which
8 separates the Commercial Industrial C District from the adjacent residential property. Around the
9 south and east side of this subject parcel is another commercial property, which is the GMA
10 mall. He then showed a survey of the existing conditions, which was done by Promised Land
11 Survey in May 2019. The site contains .65 acres and there is a 2,500 square foot building
12 footprint that was constructed in 1974 for Pizza Hut. Later the New Hampshire Department of
13 Transportation modified the boundary line right at the intersection. That was to accommodate a
14 maintenance and encroachment agreement with the NHDOT. In 1987 D'Angelos moved there.
15 The site is served by 38 parking spaces, and has 2 driveways, one on South Broadway, and one
16 onto Pattee Road. There is 66% lot coverage and it is served by water, sewer, gas and overhead
17 power. He discussed the soils. At the rear of the site is a retaining wall, that is 4 feet high. It is
18 not the property line. The property line is about 30 feet behind that, with a chain link fence. He
19 then showed the general plan. The building will come down and adjacent sidewalks that
20 surround that building. We are planning to reconstruct the utilities. And we will grind the
21 pavement and reclaim the base. There are four monitoring wells on site, and those will be
22 decommissioned and right adjacent to the sidewalk on South Broadway is a short retaining wall
23 that will be removed. He showed the site development plan that is on the same location. The
24 building is slightly smaller, 2,430 square feet for the new bank. We have a reconfiguration of the
25 parking. It used to be 38 spaces on site, but now we are showing 30. That includes 2 accessible
26 van spots in front of the building on the south side. There is a drive-through at the rear with
27 queuing for 1-2 cars. Century Bank says that's what they need. The drive-through is for an atm
28 and a remote teller station. We are still maintaining the two driveways. The impervious cover is
29 reduced by about 3,000 square feet. It goes from 66 to 56 percent. We are reconstructing the
30 sidewalks around the building and entrance, which is on the south side of the building. There will
31 be vertical granite curbing that will be used at the entrance to the parking lot in front of the
32 building and drive-through area. There is a freestanding sign being proposed and a conditional
33 use permit that has been filed. And signage on the building which also needs a conditional use
34 permit. The rooftop mechanicals will be screened. The back third of the building has a lower roof
35 structure. The dumpster is at the northeast corner of the building. It will be screened with a brick
36 wall. The sidewalk along South Broadway will be reconstructed as part of this project. He then
37 showed and discussed the grading plan. The existing stormwater pattern is unchanged. He
38 explained where the bio retention area is. We are reducing the volume and the rate of offsite
39 runoff. This was reviewed and approved by Rockingham County Conservation District. We will
40 be evaluating the sewer service per the town engineer recommendation. The water service will
41 be reconstructed and that is also coming from Pattee Road. The utilities room will be on the rear
42 left of the building. He then showed the landscaping plan and discussed this plan. There is
43 nothing happening above the retaining wall. It will remain grass and trees. Century Bank wants
44 the site to look nice. So there will be an irrigation well. He then showed the lighting plan. There

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1 are no floodlights on the building itself but the building will be lit up. He also showed the
2 architect plans.

3
4 Peter Darlo, architect for Century Bank, said we are showing the 4 sides of the building. We are
5 repurposing the existing foundation which is a 35x65 foot rectangle. He explained the architect
6 plans of the building and explained where the bays and drive up will be. The building is
7 approximately 16 feet high. We are raising the roof a little towards the front. There is a fair
8 amount of glass for transparency of the building. He discussed the materials. Century Bank tends
9 to be a very traditional bank. They are family and customer focused. They recognize clean
10 contemporary modern ideas in their branch designs. We are using traditional materials, with a
11 brick veneer and metal panels. He then showed the signage sheet and explained the 3 signs. It
12 will be lit mostly by planting lighting. He discussed the lighting. He then showed the 3D color
13 picture of the building. It is primarily brick and it will have secondary color that ties in with the
14 panels. The panel is like a New England light gray. The entrance has a Century red archway with
15 a deeper gray wrap around.

16
17 Mr. Fredette said that the Fire Department has no issue with the plan and we have addressed the
18 DPW issue regarding the retaining wall. We have a recommendation for approval from the
19 Engineering staff and from the outside consultant Rockingham County Conservation District.
20 There are 2 conditional use permits that we are asking for.

21
22 Mr. Moldoff read the following staff comments:

23 They did a nice job. It is a re-use of an existing site.

24 The outside engineering review came in and was approved.

25 They may need a permit from the State for a sewer line, but the Engineering Department says
26 that is not needed.

27 He thought the drive-through was a little awkward because of conflicting traffic movements,
28 but he doesn't think that's a big deal.

29 They are removing a pedestrian connection to the sidewalk on South Broadway.

30 He doesn't believe they will need approval from NHDOT because it is a reuse of an existing
31 site.

32 The sign regulation is not met. They have a 99 square foot sign proposed. Because they are
33 using a reduced setback, only 50 square feet is allowed. Ross thought that would be plenty.

34 They have three signs on the building and two are allowed. He didn't have a problem with
35 that. It is an unusual situation. They have frontage on 2 streets so they are allowed two signs.
36 You may want to ask if they can reduce the size of that freestanding sign and comply with the
37 requirement. If not, they can move it back to the 20 foot setback, which most people don't
38 want to do.

39 Regarding the rooftop units, they said those will be screened. Last time we had a building on
40 a corner lot, at North Broadway and Taylor, they couldn't be seen from North Broadway but
41 they could be seen from Taylor Street. So we want to make sure they are screened from Pattee
42 Road and South Broadway.

43 Got the OK from Engineering and the Fire Department.

44 The Assessor had no comments.

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1 The Police Department was OK.

2 Public Works wanted to make sure the landscape timbers were removed and Mr. Fredette said
3 they would be.

4 Recommend - if you are OK and we can resolve the sign issue, he can move forward with
5 conditions.

6

7 Chairman Belair asked for public input.

8

9 The phone number to call in is 603-685-6451.

10

11 Mr. Lyons asked, what is the reference to removing sidewalk connections?

12 Mr. Fredette showed the sidewalk that extends to South Broadway and said there are a couple of
13 stairs. That is coming out as part of the site plan.

14 Mr. Lyons asked, do we have any pictures of the retaining wall?

15 Mr. Moldoff said he doesn't have any pictures.

16

17 Mr. Pelletier said, after visiting the site, he was impressed with Mr. Fredette's presentation. He
18 was concerned about the handicap parking, but Mr. Fredette said that the parking lot would be
19 reconfigured. As of now, most of that parking is hilly, especially where the handicap parking is
20 on the sketch. It will be an upgrade hill if it remains as it is today. He is hoping that section of the
21 parking lot is level for handicap people. That was his concern on the plan, otherwise he loves the
22 plan.

23 Ms. Donovan agrees. She likes the plan, and thinks it will be a nice improvement. She said the
24 Mr. Fredette had mentioned that there were 4 test wells that will be decommissioned. What were
25 those for?

26 Mr. Fredette said he doesn't know. He checked with the town and DES. There is no record of
27 those. No one seems to be maintaining them and we were advised to decommission them. The
28 old records show that there was a station, from the plan from the 1970's.

29

30 Mr. Banks said he likes the plan. It spruces it up and meets our master plan. There are two minor
31 things. Looking at a picture of the old D'Angelos and the sign that's there presently, it looks like
32 its further back than what is being proposed, regarding where the new site will be. Will it be
33 pulled closer to the curb on South Broadway? He is trying to get some context on that, and in
34 regard to the impact on traffic. It looks like the sign will be pulled closer to Broadway.

35 Mr. Fredette said, regarding the orientation of the sign, the existing sign north to south is in about
36 the same position and it is being slid forward to have a 10 foot setback to the right-of-way.

37 That's the subject of a conditional use permit, to compete with the other signs in the area.

38 Immediately adjacent are other signs closer to the right-of-way. We are trying to get a
39 competitive edge.

40 Mr. Banks showed a picture of D'Angelos. The sign is setback the same amount as the
41 D'Angelos sign now. Are there other signs you can reference that are at that 10 foot to the right-
42 of-way boundary?

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1 Mr. Fredette mentioned the one at the corner of Pattee Road, the jeweler. That is closer to the
 2 right-of-way. South of this is a pet supply. There is a restaurant across the street, and also the
 3 plaza across the street are bunched in closer to the right-of-way. They appear to be 10 feet.
 4

5 Mr. Banks said he was a little concerned with the new sign being 10 feet from the right-of-way.
 6 Is that OK?

7 Mr. Moldoff mentioned sight distance with a sign that will be twice the size of what's allowed.
 8 There is an incentive provision in the ordinance to allow merchants to put signs closer than the
 9 20 feet required, but they have to be 50 square feet, and they want a reduced setback and to have
 10 a larger sign. Nobody raised any specific concerns, but he doesn't know if they looked at that
 11 specifically. He thinks 10 feet is probably enough to not have a sight distance problem, but it is
 12 supposed to be 20 feet back at that size.

13 Mr. Banks mentioned that the ATM machine on the back, it's a little tight but it is not a big deal.
 14

15 Mr. Pelletier asked, is this applicant going to allow overflow parking for their neighbors next
 16 door?

17 Mr. Fredette said he hasn't been advised of any agreement like that
 18

19 Chairman Belair mentioned the conditional use permits.

20 Mr. Fredette mentioned the parking. The ADA parking regulations required the slope be no more
 21 than two percent and we accomplished that. There are two conditional use permits. The first one
 22 is, we have three wall signs where two are allowed. The conditional use permit is to allow that
 23 third sign, which is on the south sign of the building over the main entrance, and it's a 12 square
 24 foot sign. He then read through the criteria.
 25

26 **A.** Century Bank's proposal complies with the purpose of Section A because the purpose of this
 27 section is to regulate the erection of signs for the purpose of providing information. The "third"
 28 wall sign is above the main entrance. This sign makes the entrance apparent so customers access
 29 the building in an effective and safe manner. This sign addresses patrons who are in the parking
 30 lot and, as such, will not be a distraction to drivers along South Broadway.
 31

32 **B.** This applicant's situation justifies this modification because this sign helps to identify the
 33 location of the main entrance to the bank.
 34

35 **C.** This property is served by driveways off South Broadway and Pattee Road. The proposed
 36 modification will help customers to readily recognize the entrance no matter which driveway
 37 access they used to enter the property.
 38

39 **D.** There is no adverse impact on neighboring properties because the steady state internally lit
 40 building entrance sign is relatively small and tastefully done.
 41

42 **E.** This modification has no impact on traffic or pedestrian safety. It will not be distracting to
 43 drivers along South Broadway.
 44

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1 **F.** Aesthetic character will not be adversely impacted, in fact, this proposed new site and
 2 building will improve the visual appearance of this property that was previously developed circa
 3 1970.

4
 5 **G.** This modification is consistent with master plan goals because this project is for the
 6 redevelopment of an older commercial property, and introduces a bank office use to realize
 7 lesser emphasis and dependence on the retail sector.

8
 9 Chairman Belair asked, do we want to deal with these one at a time? He doesn't have a problem
 10 with this one. The other one may need discussion.

11 Mr. Banks asked for clarification. You are referring to the three signs?

12 Chairman Belair said, the wall signs.

13 Mr. Banks said he agrees.

14
 15 Mr. Hatch said his opinion is, they are asking for three wall signs and now one will be closer to
 16 the right-of-way, and twice the size that's allowed. They are asking for two much. Mr. Fredette
 17 had said the reason they are doing this, is to be with competitive. The nearest bank is far away.
 18 The idea of the sign ordinance is so we won't have sign wars. If we approve this, we'll have sign
 19 wars. If they want to be closer to the right-of-way, then they should be held to the 50 square feet.
 20 He doesn't have a problem with the 3 wall signs. The main issue is with the freestanding sign.

21
 22 **MOTION by Mr. Banks to grant the conditional use permit to Century Bank on South**
 23 **Broadway for 3 wall signs where two are allowed, Section 490-702B2B and a third sign will**
 24 **be a 12 foot sign on the south side entrance.**

25 **SECOND by Ms. Donovan.**

26
 27 **Mr. Banks – in favor**

28 **Mr. Hatch – in favor**

29 **Mr. Feole – in favor**

30 **Mr. Pelletier – in favor**

31 **Ms. Donovan – in favor**

32 **Chairman Belair – in favor**

33 **VOTE ON MOTION: 6 - 0**

34
 35 Mr. Fredette has a conditional use permit for one freestanding sign with a display area of 99
 36 square feet to allow the sign within 10 feet of the right—of-way where 20 feet is required. He
 37 then read through the criteria.

38
 39 **A.** Century Bank's proposal complies with the purpose of Section A because the erection of this
 40 sign provides information and advertising in an orderly, effective and attractive and safe manner.
 41 The sign will not be distracting. Allowing this sign will help this business be visible and compete
 42 fairly for the attention of passers-by along Salem's retail and commercial highway.

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1 **B.** This applicant’s situation justifies this modification because immediately adjacent properties
 2 enjoy reduced setbacks. Conformance will be a disadvantage to this new business.

3
 4 **C.** This location along South Broadway makes this site suitable for the proposed modification
 5 because most signs enjoy the same visibility adjacent to South Broadway.

6
 7 **D.** There is no adverse impact on neighboring properties because the reduced setback will not
 8 hinder the current visibility of other signs.

9
 10 **E.** This modification has no impact on traffic or pedestrian safety. It will not interfere with
 11 intersection sight distance, nor will it be distracting to drivers along South Broadway because it
 12 is a solid state internally lit sign.

13
 14 **F.** Aesthetic character will not be adversely impacted, in fact, this proposed new site and
 15 building will improve the visual appearance of this property that was previously developed circa
 16 1970.

17
 18 **G.** This modification is consistent with master plan goals because this project is for the
 19 redevelopment of an older commercial property, and introduces a bank office use to realize
 20 lesser emphasis and dependence on the retail sector.

21
 22 Chairman Belair clarified that, at 20 feet or more setback, they’d be allowed 100 feet. Anything
 23 under 20 feet, they’d be reduced to 50 square feet and not a sliding scale?

24 Mr. Moldoff said that’s correct.

25
 26 Mr. Hatch said, they are asking for too much with doubling the sign and moving it closer. It’s a
 27 want and not a need. They can successfully operate their business within the sign ordinance. He
 28 is against this.

29 Chairman Belair asked, if this is denied, would that prevent an approval for the plan, or would
 30 that be something you would have to work through with the applicant, or would some sort of a
 31 decision on that be made tonight?

32 Mr. Moldoff said you can still act on the plan, and just say the sign as is has to meet the 20 foot
 33 setback. It would be up to them to come back.

34
 35 **MOTION by Mr. Banks to deny the conditional use permit for Century Bank on South
 36 Broadway, under 490-702D2A, for a 99 square foot sign, 10 feet setback to the right-of-
 37 way, where a 50 foot sign would be required. Otherwise they have to be 20 feet back.**

38 **SECOND by Mr. Hatch.**

39
 40 **Mr. Banks – in favor**

41 **Mr. Hatch – in favor**

42 **Mr. Pelletier – in favor**

43 **Mr. Lyons – in favor**

44 **Ms. Donovan – in favor**

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1 **Mr. Feole – in favor**
 2 **Chairman Belair – in favor**
 3 **VOTE ON MOTION: 7 - 0**
 4 **UNANIMOUS**

5
 6 Mr. Moldoff said they did a nice job taking care of all the outstanding items, so you can act
 7 tonight. He then read the following conditions:
 8 1. Prior to the building permit, pay for outside inspections per the direction of the Engineering
 9 Division.
 10 2. Prior to occupancy, construct all improvements in accordance with the approved plan.
 11 3. Prior to occupancy, provide a certified as-built plan.
 12 4. Note the conditional use permit for the wall signs on the plan.
 13 5. All representations made by the applicant or their agents and all notes on the plan are
 14 incorporated as part of the approval.

15
 16 Mr. Moldoff said, that is assuming the sign issue is resolved.

17
 18 **MOTION by Mr. Banks to grant conditional approval for the Century Bank site plan with**
 19 **the 5 conditions as stipulated by Mr. Moldoff.**
 20 **SECOND by Ms. Donovan.**

21
 22 **Mr. Banks – in favor**
 23 **Mr. Hatch – in favor**
 24 **Mr. Pelletier – in favor**
 25 **Mr. Lyons – in favor**
 26 **Ms. Donovan – in favor**
 27 **Mr. Feole – in favor**
 28 **Chairman Belair – in favor**
 29 **VOTE ON MOTION: 7 – 0**
 30 **UNANIMOUS**

31
 32 Chairman Belair said you can work out the sign with Ross.

33
 34 2. CEDAR CREST SUBDIVISION – Conceptual Discussion for 4 lot subdivision at 53 Town
 35 Farm Road, Map 59, Lot 7030.

36
 37 Abutters: there were no abutters present.
 38 To comment call 685-6451

39
 40 Kurt Meisner with Meisner Brem Corporation is representing Cedar Crest Development. We are
 41 here for a proposal for an open space subdivision on a parcel at 53 Town Farm Road. This is
 42 known as the old Sorenson house. It is 14.7 acres and the primary reason we are here is that the
 43 limitation on an open space subdivision is 15 acres. We are at 14.7. We are requesting a waiver
 44 to utilize that particular zoning.

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1 Mr. Moldoff showed the plan.

2
 3 Mr. Meisner showed the assessor’s map of the area. We highlighted the potential lot layouts and
 4 open space on the plan. On the waiver, the parcel immediately to the west of our property is the
 5 open space. To the immediate west of that is a large open space that goes with the Hawkins Glen
 6 subdivision and to the immediate east is a large portion of a single family home lot that is
 7 leftover land from the old Sorenson subdivision. This is important to note, that we are connecting
 8 large parcels of open space and keeping bulky areas of open space together. He then showed the
 9 conventional subdivision plan. This is serviced by town water on Town Farm Road and on
 10 Glencrest Drive. This will be serviced by onsite septic systems. We had the wetlands flagged by
 11 Luke Hurley of Gove Environmental Services. We prepared a conventional plan that shows a
 12 700 foot roadway and 5 individual single family homes. There is an existing home at the front of
 13 the parcel along Town Farm Road. It is a noncompliant structure that will be raised. And
 14 anything built there will conform to today’s building setbacks. He then showed the open space
 15 plan. We cut the center out of this parcel. It is 7 ½ acres, which is more than the minimum
 16 requirements, and we are using frontage on Town Farm Road. We have 351 feet of frontage and
 17 we cut it equally into three lots of 117 feet. We configured the lots. These are larger lots than
 18 your typical open space subdivision plan, but in this case we are applying for 4 lots rather than 5-
 19 6 or bonus lots. We did work with Ross on the rear line. This one used the land to its best ability.
 20 We have one lot on Glencrest Drive, that has 61 feet of frontage. In the provision for open space,
 21 it states 100 feet, but it allows the board to waive that provision where it sees fit and reasonable.
 22 In this case we feel it’s reasonable because we utilized this land to its best layout and we believe
 23 it certainly fits the open space requirements in the spirit of the open space ordinance. They are
 24 single family homes, and the driveways are setback off the road. It is a heavily wooded site and
 25 much of the woods will stay exactly as you see it now. We provided a 50 foot no cut zone which
 26 is in the rural zone and we set the houses back about 300 feet from the street. There is a potential
 27 that leachfields will be in front of the houses. So you may have 150-200 feet from Town Farm
 28 Road to the structures.

29
 30 Mr. Moldoff read the following staff comments:
 31 This is a conceptual discussion to get some feedback.
 32 There is no wetland impact.
 33 There is no floodplain on site.
 34 There will be town water for 2 of the lots and the others will have wells.
 35 They need State subdivision approval.
 36 The frontages are a little different, which he explained. Three will have 117 feet of frontage.
 37 The one lot on Gillcrest will have 61 feet. The ordinance says 100 is required but the Planning
 38 Board can waive that if the intent and purposes of the ordinance are met. He would
 39 probably argue it’s OK to have 61 feet of frontage on Gillcrest, but the Planning Board has to
 40 look at it and make sure you are OK with it.
 41 The key issue for open space, is that there is a 15 acre minimum lot size. They show 14.7 so
 42 they’ll need you to grant a waiver.
 43 The open space will probably be owned by the homeowners so we will need a deed restriction
 44 and it has to be approved by the town attorney and recorded.

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- 1 There are design guidelines in the ordinance about open space, and also pedestrian access to
2 the open space is required.
- 3 He got some comments from Engineering that the board has in their packet. He read those and
4 said there are no big issues.
- 5 He has given you a copy of the open space ordinance in the packet.
- 6 You don't have to take action tonight. You can comment on the general aspects of the plan
7 and talk about the potential waivers for the minimum lot size and frontage for that one lot.
- 8
- 9 Chairman Belair asked for public input.
- 10 Mr. Moldoff said the number is 603-685-6451.
- 11
- 12 Mr. Banks said, on the layout and citing of lot 3, will the person that buys that land, have to jump
13 over to lot 2's property line? Is lot 3 not going to be accessing the open space on the 7.48 acres?
- 14 Mr. Meisner said, that's the way its set up right now. We could adjust that lot line along the rear
15 line of 3, and bring it over to where it would have access to the open space, or we could provide
16 an easement there. But it would be easy enough for us to adjust that line. He explained on the
17 plan how we could provide access.
- 18 Mr. Moldoff said, or you could do an easement there.
- 19 Mr. Banks said he would think you would want to grant the same access to everyone.
- 20 Mr. Meisner said, that's a reasonable request. Those lots are fairly large. They are almost 2 acres
21 at that point, so there is plenty of room and square footage.
- 22 Chairman Belair asked, is access actually required to the open space from each lot?
- 23 Mr. Meisner said, he would say it is not necessarily required, but he believes Ross says it was.
- 24 Mr. Moldoff then read the ordinance regarding open space. He thinks we can work that out.
- 25
- 26 Chairman Belair said he doesn't have a big issue with the size of the lot. He likes the open space
27 because, the other plan would create a 700 foot cul-de-sac for the town to maintain. This one
28 doesn't. The Glencrest parcel with the 61 feet, the other part of that, abuts what used to be a
29 baseball field. It is completely grown back in. He knows the area well. He spoke about the parcel
30 across the top being a wet area. He asked for some cleanup near the extension of Hooker Farm
31 Road. He spoke about some debris on Hooker Farm Road Extension that goes out to Town Farm
32 Road. Other than that, he doesn't have a problem with what you have.
- 33
- 34 Mr. Lyons asked to see the water connection.
- 35 Mr. Meisner said, the water line is shown. There is an existing water connection to the old
36 Sorenson house and we are extending and using that. Also, on Glencrest there is an existing
37 water valve that we can tie into. This is shown on the east side of the driveway. There is an
38 existing water connection there. The reason we can't do the other two lots is because the water
39 line is under new pavement of Town Farm Road. Where we have existing connections, we are
40 using them. And on the other two spots we are using a well because we can't cut the road.
- 41
- 42 Mr. Hatch asked, are there any plans for walking trails?

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1 Mr. Meisner said, at this point we are not planning any. The parcel will have access to each of
 2 the houses that are there. It is an old forest. So there is plenty of room to walk through there if
 3 they want to.

4 Mr. Hatch said, when he read the ordinance, talking about access, he assumed that open space
 5 and access meant to the general public. But the way it was just explained, was that it would be
 6 for abutting lots only.

7 Mr. Moldoff said that’s correct, it is only for the abutting lots. They would own the open space.
 8 The access would be for them only, not for the public.

9 Mr. Hatch likes the idea of the lot having an easement on the back. Not wide enough to drive
 10 through but wide enough to walk.

11
 12 Mr. Pelletier asked, regarding lot 3, why the proposed house is closer to the road than the other
 13 two. Is it because of wetlands? The house on lot 3 loses privacy to the back yard from lot 2.

14 Mr. Meisner said, when we proposed these layouts for the houses, we were just trying to stagger
 15 them. The buildable area on lot 3 is quite large and that lot is .3 acres and the house could slide
 16 back.

17 Mr. Pelletier asked, so none of the houses are etched in stone as they are positioned now?

18 Mr. Meisner said that’s correct.

19

20 **OLD BUSINESS**

21

- 22 1. DEMOULAS SITE PLAN – Public Hearing for revised site plan (coffee shop and retail
 23 stores) at 65-67 Central Street, Map 98, Lot 12502. Continued from 3/12/20.

24

25 Abutters: There were no abutters present.

26

27 Mr. Moldoff read the following staff comments:

28 He discussed the previous plan.

29 This is a 2,400 square foot, 66 seat coffee shop and 7,700 square feet of retail stores. There
 30 are two buildings on the site, with the new Market Basket. The original site plan was
 31 approved in 2017. It showed a smaller coffee shop and bank. He discussed the changes to the
 32 previous plan.

33 The outside engineering review has been approved.

34 Regarding traffic, the only issue is, there is an impact fee for both retail stores and the coffee
 35 shop. He can put those in as conditions of approval.

36 Mr. Pernaw is here. There are a couple of items he recommends that you incorporate as
 37 conditions of approval.

38 At the last meeting the Police Department recommended some changes to the main
 39 intersection that provides access for this location. The applicant has proposed a series of
 40 steps to deal with that in conjunction with Mr. Pernaw.

41 They need a conditional use permit for having less spaces than required. There are 956 spaces
 42 required, and 940 proposed. They have given us a letter.

43 This project requires 61 spaces and 60 are provided.

44 The design guideline consultant has reviewed the plan and signed off and approved the plan.

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1 There is a public safety impact fee that will be required. He can do that as a condition of
2 approval.
3 He has the OK from the Engineering Department and the Fire Department. The Fire
4 Department is looking for some notes on the hydrants on the plan. That will be dealt with at
5 the staff level.
6 He thinks the Police Department is OK with the proposed changes recommended by the
7 applicant.
8 Recommend - you may have conditions, or want to talk about the conditional use permit. If
9 you are ready to act on the plan, he has conditions of approval.

10
11 David Jordan is also joined by Heather Monticup. We have completed our reviews and got the
12 sign offs. The only remaining issue was addressing the department comments on traffic. Heather
13 can talk about that. He thinks we have come up with a plan that has addressed the concerns. And
14 we will be taking follow up actions. We are hoping to get conditional approval tonight. We have
15 one conditional use permit we are requesting for the number of parking spaces.

16
17 Chairman Belair asked for public input.
18 Mr. Moldoff said the number is 603-685-6451.

19
20 Stephen Pernaw has two memos that we prepared. One is dated March 9th, and the other is dated
21 April 6th. Regarding the trip generation, we don't have any more comments. This combination
22 of uses generates fewer trips than the previous or original layout we evaluated. They did add "do
23 not enter" signs that we asked about. He mentioned the Police Department correspondence. They
24 mentioned speeds. The applicant states that they will add 4 speed limit signs on Central Street.
25 On his April 6th memo Mr. Pernaw said that the board should make this a condition of site plan
26 approval. But he noticed it is on the site plan, so it doesn't need to be a condition. They are also
27 adding a supplemental stop sign on the Market Basket driveway approach. You can disregard his
28 comment on making that a condition since it's already done. He mentioned the Police
29 Department's concern with speeds and adherence to the stop signs. One thing that GPI offered,
30 which should be a condition of approval, is to do post development traffic counts to determine if
31 traffic signals are warranted. You don't want to do traffic counts today, you want to do it when
32 the site is built up. GPI looked at the possibility of putting in an "all way" stop control. He
33 cautioned the town, that you don't want to be changing traffic control at an intersection too often.
34 Today its two way stop. There are concerns with stop sign adherence, but the applicant will put
35 supplemental stop signs. That makes sense. He would not put "all way" stop control until you
36 evaluate the need for signals. He doesn't want to go from a 2 way stop control, to a 4 way stop
37 control, then take those out and go to signals. He thinks you are covered by making sure the 12
38 hour count is done when things are built out and we will look at whether changes are needed at
39 that point.

40
41 Mr. Moldoff mentioned that Mr. Pernaw said build out, but we need something to tie a condition
42 to. So would that be the full occupancy of these two buildings, or later on?
43 Mr. Pernaw said it has to be later on when there are more things done in the south village. We
44 want to see higher volumes on Central Street than what we observed when we looked at the site.

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1 There was nobody out there. You may want to put a time in, like one year after occupancy. Don't
2 do it too soon.

3
4 Mr. Lyons agrees with Mr. Pernaw's recommendation. He would take it one more level. He is
5 looking for something that would give the town flexibility on when we took that measure. If we
6 lock into a certain time, it could be less than what we think they might be.

7 Mr. Hatch said, maybe after both north and south are done or 90% done. If they are only half
8 done, you will only get half of a study.

9 Chairman Belair thinks some metric, and that Mr. Pernaw and Ms. Monticup can come up with
10 something. We can try to codify an approval.

11 Mr. Lyons doesn't think it's just based on completion of the project. This is an odd time. We
12 have to find a way to say when we think its settling.

13
14 Mr. Banks mentioned that intersection. He asked Mr. Pernaw, your comment about doing a
15 traffic study, he doesn't think that addresses the concern we were seeing along that street. There
16 was a lot of traffic flying through there. It is more of a control of that flow of traffic as opposed
17 to count. His recommendation would be to put a 4 way stop, right away and everyone gets used
18 to it and we are done.

19 Mr. Pernaw said, if you put in a 4 way stop, it is a done deal. Is that what the town wants to do?
20 Central Street is kind of a collector road. Normally, you would want them to have free flow of
21 traffic and let the minor approaches be under stop sign control. We looked at it in the field, off
22 peak, and witnessed two vehicles not stopping at the stop sign, but there was no one going by. As
23 traffic increases on Central and it becomes common, people will adhere to the stop sign. He
24 doesn't know if you want to stop everyone on a through street like Central. The idea of doing
25 counts in the future is to determine if there is enough traffic to justify the signal.

26 Mr. Banks mentioned the feedback from the police department about the concerns in that area of
27 the intersection.

28
29 Chairman Belair doesn't want to get too hung up on that intersection when this plan is not about
30 that. That's just his opinion. He mentioned the conditional use permit request.

31
32 Mr. Jordan said, the parking spaces are not correct on the February 14th letter. Its 956 that are
33 required and we are providing 940. So we are seeking a conditional use permit for a reduction for
34 16 parking spaces. Because this project is coming in under the Large Scale Redevelopment
35 ordinance, the conditional use criteria are a little different. He then read through the criteria.

36
37 **A.** On August 23, 2016 the Salem Planning Board granted approval to the conceptual master
38 plan for what is now North Tuscan Village. On July 31, 2018 the Salem Planning Board granted
39 approval to the conceptual master plan for the southern portion of Tuscan Village. Tuscan
40 Village is an integrated development with a mix of residential, retail, restaurant and
41 entertainment uses. The North Village Retail project is one of the components of that master plan
42 and the layout and mix of uses remains consistent with what was previously reviewed and
43 approved by the Planning Board.

44

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1 **B.** GPI previously completed a traffic study that studied 18 area intersections as part of the
 2 master plan review and approval process. All of the traffic mitigation measures outlined in that
 3 study that are associated with the projects within Tuscan Village that have been constructed to
 4 date have been completed. GPI has prepared a trip generation letter for this project, updating that
 5 original study. The request to allow a reduction of 16 parking spaces represents 2% of the total
 6 number of spaces. The parking requirement based on the zoning table does not consider shared
 7 use trips where someone comes and visits multiple businesses within the North Village Retail
 8 area. Additionally, these businesses have very different peak demand hours, which further
 9 mitigates parking demand across any given day. Finally, the applicant has worked with the
 10 Salem Municipal Services Department to ensure adequate services are available for the North
 11 Village Retail project and the other development parcels within Tuscan Village.

12
 13 **C.** Access to this parcel will be from the existing access points on South Broadway, Main Street
 14 and Tuscan Boulevard.

15
 16 **D.** The only residential abutters to this parcel are the Corsa apartments and the Villa at North
 17 Tuscan Village townhouses, which are both part of the Tuscan Village mixed use development.

18
 19 **E.** The North Village Retail Development provides high quality landscaping including trees,
 20 shrubs, fieldstone walls and other landscape elements that have been integrated into the site to
 21 complement the buildings, create a sense of identity and provide human scale. In other areas the
 22 landscaping serves to buffer the on-site parking and service areas from the adjacent streets and to
 23 screen utility and other service areas. The buildings are well articulated, incorporate a variety of
 24 architectural elements, materials, and colors to break up the massing.

25
 26 **F.** The proposed landscaping incorporates a variety of tree and shrub species that are placed to
 27 reduce the view of the parking lots and service areas from the adjacent streets within Tuscan
 28 Village. Year round plant materials, fencing and landscape walls add visual interest and
 29 screening of the parking lots.

30
 31 **G.** The North Village Retail project provides both vehicular and pedestrian links to the abutting
 32 parcels. Three access driveways, two from Central Street and one from Brunello Drive allow for
 33 vehicular movement to and from the adjacent roadway network and throughout Tuscan Village.
 34 Pedestrian connections from the buildings to the adjacent roadways are provided. The Tuscan
 35 Village roadway/sidewalks provide the rest of the pedestrian links to the other parcels in Tuscan
 36 Village and to South Broadway, Mall Road and Main Street.

37
 38 **H.** Open space and pedestrian amenities are provided within the North Village Retail project
 39 parcel and throughout Tuscan Village.

40
 41 Mr. Banks asked for clarification on parking. Mr. Jordan had noted the delta is 16 spaces and 756
 42 is required, 740 provided. Does he go with that on the conditional use permit, or go with 60
 43 provided and 61 required?

44 Mr. Moldoff said, the larger number would be appropriate because it is based on the entire site.

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43

MOTION by Mr. Banks to grant the conditional use permit to the Demoulas site plan on Central Street, for reduced parking, citing ordinance 490-71D, where 756 spaces are required and 740 spaces are provided. He noted the GPI letter dated February 14, 2020 that was read into the record.

Mr. Moldoff said, it is actually 956 spaces required, and 940 provided. It was wrong in the letter.

SECOND by Mr. Hatch.

- Mr. Banks – in favor**
- Mr. Hatch – in favor**
- Mr. Pelletier – in favor**
- Mr. Lyons – in favor**
- Ms. Donovan – in favor**
- Mr. Feole – in favor**
- Chairman Belair – in favor**
- VOTE ON MOTION: 7 – 0**
- UNANIMOUS**

Mr. Moldoff read the following conditions:

1. Prior to the building permit, pay for the outside inspections pre the direction of the Engineering Division.
2. Prior to occupancy, pay the road and public safety impact fees.
3. Prior to occupancy, construct all site improvements in accordance with the approved plans.
4. Prior to occupancy, provide an as-built site plan.
5. Note the conditional use permit for reduced parking on the plan.
6. The applicant must operate the businesses so that the parking lot capacity is not exceeded.
7. All representations made by the applicant or agents and all notes on the plan are incorporated as part of the approval.

Mr. Moldoff said, regarding the traffic issues, the most important thing is to make sure that the intersection is operating in a safe manner. If there are problems we will have to address it. If you require some sort of safety inspection by the applicant within a year of occupancy, that would take care of it. We can talk about the traffic signal warrants analysis at some later date, when there is more development. But the key thing is making sure there aren't problems. The Police Department raised this issue and we want to make sure they are not seeing a lot of accidents or problems. If we do that within a year of occupancy he thinks that will cover it.

Heather Monticup, GPI, agrees with everything that Mr. Pernaw said regarding Central Street being the collector road. It makes sense to not put that as a 4 way stop right now. With more traffic comes more caution. As our letter stated, she believes the 30 mph speed limit sign will help. The signs have been delivered to the site, the supplemental stop signs, and they should be

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1 in, within a week. We are working on that. She feels that some people just don't see the sign. She
 2 would like see if the supplemental signs, see if we see an improvement with that.

3
 4 Mark Gross, with GPI, said that connection from Main Street to Route 28 is now considered the
 5 northwest quadrant for the ring roads. To put in a 4 way stop would dilute the purpose of that,
 6 which is to direct traffic away from the depot. That will remain so until such time as the other
 7 connection potentially may happen from Brunello.

8 Chairman Belair thinks the consensus is that we need to keep an eye on that.

9
 10 Mr. Banks wants to clarify, the study that Ross mentioned that would be done a year from now,
 11 is that condition 8?

12 Mr. Moldoff thinks that would be condition 8 if that's what you want to do. It is really just
 13 having the applicant's consultant go out and look at it and tell us if it is operating safely or not
 14 Mr. Banks said he is fine with that.

15
 16 **MOTION by Mr. Banks to grant conditional approval of the Demoulas site plan on Central**
 17 **Street with the 8 conditions as stipulated by Mr. Moldoff.**

18 **SECOND by Mr. Pelletier.**

19
 20 Mr. Lyons asked, what is the 8th condition? Does it address the Police Department's concerns?
 21 Mr. Moldoff said the condition is, submit a safety monitoring study within one year of
 22 occupancy.

23 Chairman Belair said, we are adding signs.

24 Mr. Lyons asked, does that address the concerns of the Police Department?

25 Mr. Moldoff said yes. They talked about the safety issue out there and they had recommended a
 26 signal, then a 4 way stop, and that will be evaluated.

27
 28 **Mr. Banks – in favor**

29 **Mr. Hatch – in favor**

30 **Mr. Pelletier – in favor**

31 **Mr. Lyons – in favor**

32 **Ms. Donovan – in favor**

33 **Mr. Feole – in favor**

34 **Chairman Belair – in favor**

35 **VOTE ON MOTION: 7 - 0**

36 **UNANIMOUS**

37
 38 **NEW BUSINESS**

- 39
 40 1. MURPHY SUBDIVISION – Preliminary Hearing for 2 lot subdivision at 11 Burns Road,
 41 Map 70, Lots 4506 and 12082.

42
 43 **MOTION by Mr. Banks to accept the Murphy subdivision application as complete.**

44 **SECOND by Ms. Donovan.**

DRAFT

- 1
- 2 **Mr. Banks – in favor**
- 3 **Mr. Hatch – in favor**
- 4 **Mr. Feole – in favor**
- 5 **Mr. Lyons – in favor**
- 6 **Ms. Donovan – in favor**
- 7 **Mr. Pelletier – in favor**
- 8 **Chairman Belair – in favor**
- 9 **VOTE ON MOTION: 7 – 0**
- 10 **UNANIMOUS**

11

12 Abutters: There were no abutters present.

13

14 Kurt Meisner with Meisner Brem Corporation is here to represent Michelle and Robert Murphy.

15 We are proposing a lot line adjustment at 9 and 11 Burns Road. There were previously two lots

16 shown on the plan and on the property. There is a single family home with a pool located on 11,

17 and the lot on 9 is vacant. That is shown as 40 feet wide by 120 feet long. We are proposing to

18 expand that lot to 100 feet wide and 120 feet deep. We went to the ZBA in January and we got

19 approval for the lot line in the location we are at. We are here to formalize that plan. Both

20 properties are serviced by municipal water and municipal sewer. The intention on the new lot,

21 12082, is to build a single family home and connect that to a municipal sewer. Nothing changes

22 on the lot at 11. There are no wetlands on site. There are no other issues with zoning. We

23 conform in every other way.

24

25 Mr. Moldoff read the following staff comments:

26 The minimum frontage is not met but they received a variance in January.

27 He has a memo from the Engineering Division. There are a lot of items on that but he believes

28 the applicant has addressed those, but he doesn't have the final OK from Engineering, but we

29 can incorporate that as a condition if you want.

30 The Fire Department was OK.

31 The Police Department and Assessing had no comments.

32 Recommend - if you want, he can give conditions of approval.

33

34 Chairman Belair asked for public input.

35 Mr. Moldoff said the phone number is 603-685-6451,

36

37 Mr. Moldoff said you should move to hear this in one hearing.

38

39 Mr. Moldoff read the following conditions:

40 1. Prior to recording the plan, submit the approval from the Engineering Division.

41 2. Set or bond the monuments.

42 3. All representations made by the applicant or their agents and all notes on the plan are

43 incorporated as part of the approval.

44

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1 **MOTION by Mr. Lyons to hear this in one hearing.**
 2 **SECOND by Ms. Donovan.**

- 3
- 4 **Mr. Banks – in favor**
- 5 **Mr. Hatch – in favor**
- 6 **Mr. Feole – in favor**
- 7 **Mr. Lyons – in favor**
- 8 **Ms. Donovan – in favor**
- 9 **Mr. Pelletier – in favor**

10 **Chairman Belair – in favor**
 11 **VOTE ON MOTION: 7 – 0**
 12 **UNANIMOUS**

13

14 **MOTION by Mr. Banks to grant conditional approval of the Murphy subdivision plan on**
 15 **Burns Road with the 3 conditions as stipulated by Mr. Moldoff.**
 16 **SECOND by Ms. Donovan.**

17

18 Mr. Pelletier asked, did Ross give us the abutter notification list?
 19 Chairman Belair said yes he did.

- 20
- 21 **Mr. Banks – in favor**
- 22 **Mr. Hatch – in favor**
- 23 **Mr. Feole – in favor**
- 24 **Mr. Lyons – in favor**
- 25 **Ms. Donovan – in favor**
- 26 **Mr. Pelletier – in favor**
- 27 **Chairman Belair – in favor**
- 28 **VOTE ON MOTION: 7 – 0**
- 29 **UNANIMOUS**

30

31 **PUBLIC MATTERS**

32

33 1. BHT Realty site plan

34

35 Mr. Moldoff said we have a couple requests for site plan extensions. The first is BHT Realty site
 36 plan, which is 12 townhouses on Main Street. It was approved by the Planning Board on May 14,
 37 2019. Since then details of the structure were finalized. Efforts to commence construction were
 38 delayed by the Coronavirus crisis. They are requesting an extension of one year.

39

40 **MOTION by Mr. Lyons to grant a one year extension to BHT Realty.**
 41 **SECOND by Ms. Donovan.**

42

43 **Mr. Banks – in favor**

DRAFT

- 1 **Mr. Hatch – in favor**
- 2 **Mr. Feole – in favor**
- 3 **Mr. Lyons – in favor**
- 4 **Ms. Donovan – in favor**
- 5 **Mr. Pelletier – in favor**
- 6 **Chairman Belair – in favor**
- 7 **VOTE ON MOTION: 7 – 0**
- 8 **UNANIMOUS**

10 2. Clough Development workforce housing

11
 12 Mr. Moldoff said this was approved on April 23, 2019. The applicant recently got a tax credit
 13 reservation from New Hampshire Housing Finance Authority. They planned to do construction
 14 this year, and have asked for a one year extension.

15
 16 **MOTION by Mr. Banks to extend the Clough Development project by one year.**
 17 **SECOND by Mr. Lyons.**

- 18
- 19 **Mr. Banks – in favor**
- 20 **Mr. Hatch – in favor**
- 21 **Mr. Feole – in favor**
- 22 **Mr. Lyons – in favor**
- 23 **Ms. Donovan – in favor**
- 24 **Mr. Pelletier – in favor**
- 25 **Chairman Belair – in favor**
- 26 **VOTE ON MOTION: 7 – 0**
- 27 **UNANIMOUS**

28
 29 3. Liberty Utilities

30
 31 Mr. Moldoff said that Liberty Utilities had a site plan approval for a substation at Tuscan
 32 Village. One issue is planting shrubs in front of a portion of the site where they couldn't plant
 33 trees. You talked in detail about the size of those shrubs. Mr. Jordan had presented a plan and
 34 said they would be 3-5 feet. Someone said 8 feet. Mr. DeClercq wanted 8-10 feet. Lisa Withrow
 35 wanted 5 feet. We went back and forth and the board said for us to handle it and bring it back.
 36 They came back with a plan where everything will be planted 3-5 feet and reach a maturity of 5-
 37 8 feet. Is that OK? Do you want more than that? He wanted to pass it by you to make sure it is
 38 OK.

39
 40 Mr. Pelletier said he is in favor of that.

41
 42 The consensus of the board is that they are OK with that.

43
 44 4. LL Bean

DRAFT

1
2 Mr. Moldoff said he gave the board a letter on LL Bean elevations for their store. There are
3 changes to architecture at Tuscan Village. Some are relatively minor and he is handling those
4 and he shows those to the Chairman. But for the major changes, he will bring those to the board.
5 They will be at the next meeting. They are making changes to the bank building that is close to
6 Route 28, which is Chase Bank. Do you want to see all that stuff or do you want Ross to handle
7 that with the Chairman? On Chase Bank, it's a different design,. The building and parking are
8 staying the same. It is a different architecture design. If you want to see it, he can show you.

9
10 Mr. Banks said, the LL Bean design, it fit into the overall development. But the bank seemed
11 very contemporary. It seemed like it was very unlike what we wanted to see in there and what
12 was agreed upon. LL Bean is OK. The bank he has a bit of a hang up on.

13 Mr. Moldoff showed the elevations of what was approved for Chase Bank. He then showed the
14 new design. They are using basically the same materials, but it is a different look. They are ready
15 to get going and they wanted Ross to show it to you. It's a more modern design than what was
16 proposed. He discussed the design.

17
18 Chairman Belair said, it's their building. We are not going to redesign it.

19 Mr. Hatch said it looks like we are going from a New England style building, to a more box type
20 building that doesn't fit in with the rest of the project.

21 Mr. Banks agreed.

22
23 Mr. Gross said, when we got this approved in June 2019, we didn't know a lot of the tenants that
24 were coming in. We didn't know it would be Chase Bank. So what you saw was a depiction of
25 what we thought might be the bank. The footprint is actually smaller by a couple hundred square
26 feet. That is due to tenant requirements. You will see a lot of that. Regarding LL Bean, they
27 recently changed their prototype. It is their new one that they started this year. They are trying to
28 streamline their designs. What you saw originally was something that was the prototype at that
29 time. At that point, we didn't know it was LL Bean. What we are finding is, a lot of this
30 architectural design that PCA had originally done, was based on information we had available at
31 that time for the tenants. At that time we didn't have anyone in mind for the bank and this is
32 Chase's prototype. One of the better things in the design is that there is more material being used
33 than just all brick, which you saw originally. He thinks it's a more streamlined building. The
34 tenant sign up is going fairly well, given the current situation. There have been no tenants pulling
35 out. We will discuss this at the next meeting, but for the Chase building, we are hoping the board
36 says OK. They may have already filed their building permit application plans for this. They are
37 trying to mobilize on site in the next two weeks, so by May 1st, they need to be underway with
38 construction. We need to make sure that there are no monkey wrenches thrown in. Part of the
39 change is on site, with the neighboring use, which is the Chick Fil A. Also the site layout as Mr.
40 Pernaw put in his memo is much better in terms of parking. The site access and the drive-
41 throughs have been separated so you are not crossing traffic. It's a better situation for the entire
42 site. What you approved in June, we had to come up with some kind of design for the bank in
43 order to meet the plan requirement.

44

DRAFT

1 Ms. Donovan thinks that's such a huge project and we have to be careful to shoehorn everything
2 into one design, look and feel, because it will look dated. It's a good thing to mix it up. She likes
3 it.

4
5 Mr. Pelletier concurs. He likes the new Chase style better than the old one that was approved.
6 But it has to be a little different. As long as there are no major changes, he has no problem with
7 it.

8 Chairman Belair said the consensus is to go with it.
9

PLANNING BOARD MATTERS

11
12 Chairman Belair said we have two renewals for alternates. Amie Ceder-Bracey and Chris
13 Graham have asked to stay on. These are both for 3 year terms, correct?

14 Mr. Moldoff said yes.
15

16 **MOTION by Mr. Banks to extend Chris Graham and Amie Ceder-Bracey for the next 3**
17 **years as alternates on the Salem Planning Board.**

18 **SECOND by Ms. Donovan.**
19

20 **Mr. Banks - in favor**

21 **Mr. Hatch – in favor**

22 **Mr. Feole – in favor**

23 **Mr. Lyons – in favor**

24 **Ms. Donovan – in favor**

25 **Mr. Pelletier – in favor**

26 **Chairman Belair – in favor**

27 **VOTE ON MOTION: 7 – 0**

28 **UNANIMOUS**
29

30 Mr. Lyons has an agenda request. The Board of Selectmen and the Planning Board are marching
31 to different music when it comes to sidewalks, and he would like to schedule a worksession to
32 reconcile the Board of Selectmen 2016 sidewalk plan, with the Planning Board sidewalk plan.
33 John Vogel could overlay the two maps and show us the differences. He doesn't know if we need
34 a joint meeting, he just wants this board to see the Board of Selectmen overlay on the master
35 plan. If you want him to go back to the Board of Selectmen and say that the Planning Board
36 wants changes, he will do that.

37 Chairman Belair suggested we discuss this when we have a light agenda.
38

39 **MOTION by Mr. Hatch to adjourn.**

40 **SECOND by Mr. Banks.**
41

42 **Mr. Banks – in favor**

43 **Mr. Hatch – in favor**

44 **Mr. Feole – in favor**

DRAFT

- 1 **Mr. Lyons – in favor**
- 2 **Ms. Donovan – in favor**
- 3 **Mr. Pelletier – in favor**
- 4 **Chairman Belair – in favor**
- 5 **VOTE ON MOTION: 7 – 0**
- 6 **UNANIMOUS**

7

8 The meeting adjourned at 9:25 p.m.

9

10 Chairman Belair said the next meeting is April 28th.

11

12 For further information, kindly refer to the videotape dated 4/14/2020, located in the Planning
13 Office.

14

15 Minutes by: Susan Strugnell, Planning Board Recording Secretary

16 Approved: Planning Board

17 Date: