

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
July 05, 2017**

DATE APPROVED: July 19, 2017

TIME: 7:00 p.m. – 8:10 p.m.

CHAIRMAN: Herman Wiegelman

FIRST VICE CHAIRMAN: Donald Solomon

SECOND VICE CHAIRMAN: Gary Sparks

MEMBERS: Michael Reopel, John Penny and Denise DeForest

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Larry Baker, Terry Cutter, Susanne White

EXCUSED: John Penny

MEMBERS of the PUBLIC: Richard Miller, Judith Miller, Vincent Deloia, Peter Colbath, Tim Capen, Stephen Martorano-Bohler Engineering, Flossie Junvala-McDonalds, Bob McDougall-The Napoli Group, John Segedy

CALL to ORDER:

Chairman Wiegelman called the meeting to order at 7:00 p.m.

The Chairman welcomed the newest Alternate member of the Planning Board, Susanne White. Ms. White was appointed as the alternate in place of John Penny.

APPROVAL of MINUTES:

Chairman Wiegelman entertained a motion to accept the minutes of June 21, 2017.

Mrs. DeForest made a motion to accept the minutes of June 21, 2017 as presented. Mr. Reopel seconded the motion. The Board voted all in favor except for Don Solomon and Gary Sparks who abstained.

PUBLIC HEARINGS

Site Plan Review/Amendment

303 West Main Street -Map 11K Lot 087

McDonalds USA LLC

Planning Director Robyn Payson presented her review:

The application before you is an amendment to the site plan originally approved May 6, 1992. Changes included in this application are a renovation of all building facades, ADA facility improvements, the construction of a new side-by-side drive through, parking modification and building signage.

She stated that the application was complete and could be accepted for Public Hearing. She did however also state that the new building design was not consistent with the Site Plan Regulations. She shared with the engineer on the project William Lucas (not present) that the building design was a challenge.

Mr. Sparks pointed out that both Site Plan amendment and Site Plan review were both checked on the application.

Mrs. Payson explained that this project was an “Amendment” to an existing Site Plan but the changes were of intensity that a full Site Plan Review was necessary.

Steven Martorano f Bohler Engineering presented the application for the renovations of the building and changes to the site which are intended to update and “refresh” the building design and site. He introduced the owner of the site Bob McDougall and Flossie Junvala of McDonalds.

Mr. Martorano described the renovation to the site and a rendering of the new design for the building façade.

Mike Reopel asked Mr. McDougall if this remodeling is part of renewing the franchise agreement. Mr. McDougall said the update was independent of that. Mr. Reopel went on to say he was in agreement about the double lanes but questioned the gray building. He said it resembled a WWII Pillbox. He asked if this was what McDonalds was building now as the only option. Mr. Martorano said this was the design McDonalds was building. Mr. Reopel asked if the color scheme for the brand was gray.

Denise Deforest said the building looked like a prison. Gary Sparks and other members were in agreement with that opinion.

Mr. Reopel asked if there were other options because the town didn’t need a WWII Pillbox

Mr. Sparks asked if when developing the design the Site Plan Design Standards were reviewed. The walls were not broken up, clapboards could be added to the façade the area near the roof could be a different color. He said he had seen McDonalds in places like historic Annapolis and down town historic Washington DC and many other places that fit in more with the architectural styles of the region. This design was more in the design of a prison. He said he would still enjoy a Big Mac from time to time but this design is not pleasing to the eye. He also said that the general design criteria in the Site Plan Regulations were not met with this version.

Mrs. Payson requested that the Planning Board accept the application as technically complete and officially open the Public Hearing.

Gary Sparks made a motion to accept the application. Mike Reopel seconded the motion. The vote was unanimous to accept the application.

Don Solomon asked if this was going to be a “tear down and rebuild” or a “gut and remodel”.

Mr. Martorano said that the changes will be very limited with no major constructed. He thanked the Board for their comments and said he would go back to McDonalds with the Board's comments and ask for an update to the design.

Denise said she had never seen a McDonalds that looked like the rendering presented. Herm Wiegelman said that we need a design fit for a small town because we are a small town and this design does not fit.

Robyn Payson said she done some research on McDonalds in different places and brought pictures to show. She suggested those pictures be used for reference when developing a new design.

Mr. Martorano said that the shape of the building was set but they could look at different colors and materials for the design. Gary Sparks recommended taking a look at Shaw's for inspiration.

Mrs. Payson said she had discussed additional landscaping to be added and made it clear that "up-lighting was not allowed by zoning so any signs would have to be "down lit"

Gary Sparks pointed to the Site Plan Regulations for guidance on landscaping and lighting.

Gary Sparks made a motion to continue the Public Hearing. Denise Deforest seconded the motion the motion carried unanimously. The public Hearing was continued to July 19th at 7:00pm

Site Plan Review

174 Henniker Street-Map 12 Lot 071
Peter Colbath/Vincent Daloia

Before the Planning Board is a modified Site Plan application submitted by Vincent Daloia for Peter Colbath to locate a Used Car Lot on the property.

Acceptance of this application is subsequent to the Board granting many waivers. I suggest the Planning Board review and consider each waiver and vote on each request individually before you accept this application for Public Hearing.

Robyn Payson read the Plan Review of this project. She related concerns from the Conservation Commission about ground water pollution and the Police Chief's concern about parking and traffic.

Waivers:

11. Nothing has changed with drainage in front along road
12. All the structures are status quo with dimensions shown on plot plan

13. There are no existing streams and nothing is to be changed

14. There is no standing water

Mike Reopel made a motion to approve the waiver request Don Solomon seconded the motion. Motion carried with Denise Deforest and Gary Sparks voting no.

15. The power company has a station on the south east portion of the property which is shown on the plot plan

Don Solomon made a motion to grant the waiver, Mike Reopel seconded the motion. Motion carried with Denise Deforest and Gary Sparks voting no.

19. The grades and drainage have not changed because there is no change on the existing land

20. No change to the existing building and the dimensions are shown on the plot plan

21. Included in the plot plan are the customer parking and the vehicle for sale parking

22. No change to existing utilities

Mike Reopel motioned to approve the waiver requests James Bailey seconded the motion. Motion carried with Denise Deforest and Gary Sparks voting no.

23. Flowers and shrubs will be placed as a barrier to stop customers from parking in unauthorized areas spots for customer parking will be clearly delineated.

Following discussion, the Planning Board did not approve this waiver request Mike Reopel made a motion to deny the waiver request Jim Bailey seconded the motion. The motion carried unanimously. A landscaping plan will be submitted for review at the meeting of 7/19/17

26. Not in a flood zone with an existing overflow trench located along the front of the property

27. Snow removal will not change and will be pushed to the back of the lot.

28. The small amount of foot traffic will be confined to the side of the building where the customer parking and to where the cars are for sale

29. Nothing has changed

Mike Reopel voted to grant the waiver request. Susanne White seconded the motion. Motion carried with Denise Deforest and Gary Sparks voting no.

July 5, 2017 - Planning Board Meeting Minutes

Abutters Richard and Judith Miller stated Mr. Colbath had not taken good care of the property in the past and they were concerned about car alarms going off in the middle of the night. The wanted a stockade fence to be erected between their property and Mr. Colbath's. Mr. Deloia said that he will screen the property with Arborvitae plantings. He also said he wanted the abutters to be happy.

Mike Reopel made a motion to approve the Site Plan subject to the following conditions

1. No more than twelve unregistered vehicles for sale on the property at any time
2. No junk vehicles are to be on the site at any time
3. Vehicles will only be parked on impervious surface (gravel or pavement)
4. All parking spaces shall be 10x18
5. No service or repair of any vehicles is to be performed at the site.
6. Submission of a Landscaping Plan at the meeting of July 19, 2017

ADJOURNMENT:

Mrs. DeForest made a motion to adjourn. Mr. Bailey seconded the motion. The Board voted all in favor.

Meeting adjourned at 8:10 p.m.

Respectfully Submitted:

Robyn Payson
Planning Director