

Newfields Planning Board Meeting Minutes March 14, 2024

Attendance: Chairman Mike Price, Select Board Representative Michael Sununu, Bill Meserve, Town Planner Glenn Greenwood, Jeff Feenstra and John Hayden. Absent from the meeting was Jeff Couture

Chairman Price called the meeting to order at 7:03pm

Dave Garvey-Design Review Map 202 Lot 15-65 Route 108

Bill Meserve recused himself from the Board due to being an abutter. Dave Garvey presented his design. The structures he proposes are work/storage units. The proposal includes seven 1,500sf commercial condo units and one 8,000sf light industrial condo. He had a similar project in Barrington which has been successful, and most tenants were small businesses. He said the smaller units will have ½ baths and the larger unit will have two baths. Water will be provided by the well put in by Dunkins and will feed the entire lot.

Mike Price asked about the septic system and the 4k reserve area. Dave Garvey indicated where the septic will be located.

Glenn Greenwood stated that this meeting is a design review which is non-binding and advisory in nature.

Michael Sununu asked if the units would be sold. Dave Garvey said that the condo units would be sold.

Mike Price asked about parking and Glenn Greenwood asked how the parking for the larger commercial building was determined because according to our regulations one parking space for every 200sf is required. Dave indicated his engineers used light industry standards. He has one potential tenant who is an on-line retailer with two employees. Glenn advised that when this plan comes back for site plan review parking will need to be addressed.

John Hayden was curious to know about the style of the buildings. Dave said that each unit would have a pitched roof and look like a barn. Although, the smaller units are all one building. Each condo unit would be 50' x 25' and have a 16 foot door, a main door, windows on the back side, and windows on either end of the building.

John Hayden suggested a reconfiguration of the buildings to have parking in the back as required by our zoning ordinances and architectural standards.

Dave Garvey commented that the facades look like individual buildings even though it is one and the architectural standards will need to be looked at. He mentioned the façade will be visible from Route 108. The water supply has already been established at Dunkins. All units will share the well. John Hayden said it is difficult for him to have an opinion, without seeing the architecture.

Mike Price asked about the 30,000-gallon cistern requirement and Brian Knipstein commented that the existing cistern may only be 15,000-gallons. Glenn Greenwood said the cistern would need to be 30,000 gallons so that will need to be confirmed.

John Hayden asked if Dave Garvey had any idea of the total square footage because the areas not in the setback are covered with buildings.

Dave Garvey did not know the coverage ratio, but the engineers will calculate it.

Michael Sununu talked about stormwater. The town falls under the Great Bay Nitrogen General Permit and addressing stormwater runoff is a priority. Dave Garvey said they are looking at on site infiltration so it shouldn't be a problem.

John Hayden said the plan has no details. The coverage ratio and stormwater runoff are important and Dave Garvey will need to comply with our ordinances.

Glenn Greenwood said the building covered is important. There is going to have to be some thought about parking, which needs to be in back but that is difficult when dealing with Route 108 and Winkler Way. There may need to be additional buffering to hide parking. Moving parking in the back will not shelter it from being visible from Route 108.

John Hayden added that is why he suggested moving the location of the buildings.

Glenn Greenwood said that when the actual site design is presented there may need to be movement of structures.

Bill Meserve asked at what point the applicant needs to go to the Zoning Board of Adjustment. Glenn indicated that they are aware that ZBA approval is necessary. It doesn't make sense to design a site if the ZBA isn't going to grant relief. Because this is a use special exception the design standards aren't as high. The ZBA will want to know the use being asked for and will then act on it.

Dave Garvey asked the Board if they liked the concept which he feels is palpable for the town and market. John Hayden commented that it looks a lot nicer than what is there now.

Dave Garvey said the existing house will be torn down. The 8,000sf building will be a benign use with light manufacturing or on-line services.

Glenn Greenwood mentioned that over the last 6-8 years this type of design idea has taken off all over. The most important part of a condo development are the condo documents. The docs need to be clear in stating that no one can live in the units because it has occurred in a high degree of frequency. Sole proprietor businesses thrive in these conditions and 1500sf units are a good size and a manageable number.

Michael Sununu stated that commercial condos need Attorney General approval. Glenn agreed.

Jeff Feenstra asked if the buildings would be clapboard. Dave Garvey said they haven't decided but the siding will most likely be metal barn board or vinyl clapboard. Jeff Feenstra suggested that Dave Garvey look at our architectural standards which are important.

A motion was made by Michael Sununu and seconded by Jeff Feenstra to close the design review hearing. All were in favor and the motion carried.

230 Piscassic Rd-2Lot Subdivision Plan-Map 211 Lot 6

Eric Weinrub from Altus Engineering representing Peter Middleton presented the subdivision plan. Peter Middleton purchased the property at auction over a year ago and it is two parcels dissected by the rail trail. There are 52 acres on the north side of the rail trail and 42 acres on the south side. The applicant is only changing the lot lines. There is no proposed development at this time.

The intent is to subdivide a 5-acre parcel which will include the existing house, driveway, barns, outbuildings and well. The remainder of the land will remain as is. The wetlands and topography have been mapped out on the homesite. The setbacks are shown on the plan but there is no intention to build anything. It is a simple subdivision. Eric received Glenn's comments earlier in the day and he questioned the need for a waiver for topography and he agreed to the granite monumentation to be set with granite bounds.

A motion was made by Bill Meserve and seconded by Jeff Feenstra to accept jurisdiction of the plan. All were in favor and the motion carried.

Glenn said a waiver needs to be requested for the survey of the entire parcel which includes the large remaining land.

Eric said everything along the frontage of the lot is fully surveyed. They did not feel it was necessary to survey the entire parcel because it has little bearing on the 5 acre parcel.

A motion was made by Bill Meserve and seconded by Jeff Feenstra to grant a waiver for a survey of the entire parcel. All were in favor and the motion carried.

Glenn Greenwood mentioned that any future development would require test pits and a 4,000sf reserve area. The 37 acres is upland soil and compliance would most likely not be an issue, but the Board should acknowledge it now. Michael Sununu acknowledged that if future development is considered test pits and a 4,000sf reserve area would be required. Glenn Greenwood would like a note added to the plan stating this.

Bill Meserve also suggested that the existing approved septic system be added to the plan notes. Eric said they know the approximate location of the septic, and the State does not have an approved septic design on file because it predates the requirement. Because the parcel is greater than 5 acres it does not require state subdivision approval.

John Hayden mentioned that the approximate location of the affluent disposal area is within the 75 foot well radius.

Eric agreed that the approximate area is within the 75 foot well radius and it predates regulations. If the system failed, the location would have to meet current DES requirements.

Greg Corson was curious to know why the applicant was subdividing. Peter indicated that he is doing it for financial purposes. He intends to purchase the property from his company Martini Northern.

Glenn noted that there is development potential on the remaining 37 acres.

John Hayden mentioned that the pond area on the lot cannot be used as part of the lot size makeup due to it being hydric A soil type. John also mentioned that he would like to see the lot size calculations and makeup noted on the plan. Glenn was comfortable that there is sufficient upland area to make up the 5 acre lot. Eric will provide the additional notations containing the soil types and respective percentages that make up the 5 acre lot on the plan.

A motion was made by Bill Meserve and seconded by John Hayden to approve the subdivision with the following conditions:

A waiver was granted for the additional surveying of the remaining 37 acres.

Addition of notes regarding wetlands and the pond.

A note stating the existing septic system design is not DES approved.

A note stating no test pits or septic design required at this time but if there is future development it will be required.

Monumentation will be set with granite bounds and reflected on the plan.

All were in favor and the motion carried.

Squamscott Winery-Site Plan Modification -Bill Meserve & Bob Elliott Map 102 Lot 47

Bill Meserve recused himself from the Board. He presented the approved site plan depicting the new location of the previously approved building for wine tastings. This building will be smaller than the original and there is plenty of parking available. He intends to connect to sewer on Quinn Court.

Glenn indicated that abutters need to be noticed for this site plan modification. Bill Meserve will request a formal site plan modification hearing for next month.

Vernon Family Farm Schedule of Events

The Planning Board questioned whether the requirements regarding the septic and relocation of the driveway had been met. Glenn Greenwood indicated that the Planning Board has no authority or oversight in this matter. They may forward those concerns to the Select Board through Michael Sununu if they would like to.

There is an open seat on the Planning Board and Shawn McGowan has expressed interest. It was suggested that Mike Price contact Alternate Jamie Thompson first to see if he is interested in the full board position and if he is to make Shawn McGowan an alternate member. All agreed.

A motion was made by Michael Sununu and seconded by Jeff Feenstra to approve the February minutes. All were in favor and the motion carried.

The meeting adjourned at 8:32pm.

Respectfully submitted,

Sue McKinnon