



Town of Plaistow

Planning Department

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MEETING DATES: June 17, 2020	APPLICANTS: Exeter Med Real, Inc 5 Alumni Dr. Exeter, NH 03833	APPLICATION TYPE: Amendment to the Site Plan for hours of operation
PROJECT IDs: PB 20-03 TAX MAP-LOT 127 Plaistow Rd 29-57	APPLICANT'S REPRESENTATIVE: The Engineering Corp (TEC) Rick Friberg, PE, LEED AP 169 Ocean Blvd, Unit 101/PO Box 249 Hampton, NH 03842	REVIEWED BY: Dee Voss, Administrative Assistant
Legal Notice: PB 20-03: The completeness of an application from Exeter Med Real, Inc. The plan proposes an amendment to the site plan that would alter the business hours of operation from 7:00AM-7:00PM, Monday through Sunday to 6:30AM-8:00PM, Monday through Sunday. The amended site plan will also show the field changes made during construction. The property is located at 127 Plaistow Road, Tax Map 29, Lot 58 in the Commercial 1 District. The applicant is the property owner of record. If the application is found to be complete, the Planning Board may immediately conduct the Public Hearing.		

Staff Report

Report Date: June 12, 2020

Executive Summary:

The site plan for Exeter Med Real was conditionally approved by the Planning Board on December 19, 2018. The final condition was met on June 7, 2019 and the plan was recorded at the Rockingham County Registry of Deeds on June 10, 2019, recording number D-41534.

Construction on the first building and the related site work is nearly complete and they anticipate a July 20, 2020 opening. The second building is approved on the site plan. It is known that the second building may be built once the first building is fully occupied.

Exeter Med Real is seeking to amend their hours of operation from 7:00 AM to 7:00 PM, Monday through Sunday to 6:30 AM to 8:00 PM, Monday through Sunday.

There were some minor routine field changes that were done during construction. At the request of Planning Staff, the applicant's engineers have included those changes on this amended site plan to also serve as an as-built plan for this project. The field changes include:

- Minor changes to site water layout which was coordinated and approved by Town of Plaistow Water Department
- Generator and transformer swapped locations to minimize utility conflicts
- Dumpster pad and enclosure revised per final design

All required application materials were provided except for a new checklist. The applicant was not requested to submit a checklist, as the change to General Note #5 is the only requested change. All other site plan regulations are met or were previously waived by the Planning Board as part of the previously approved site plan.

Draft Motion - Plan Acceptance

I move to accept the application to amend the site plan for the hours of operation at 127 Plaistow Road, Tax Map 29, Lot 58 as complete.

Motion: _____ Second: _____ Roll Call Vote:

Relevant Dates:

- May 18, 2020: Receipt of Application to Amend Site Plan for Hours of Operation
- June 17, 2020: Planning Board Public Hearing on Amended Site Plan

Planning Board Review Engineer – Fuss & O'Neill (formerly CLD Engineering)

- There was no review by Planning Board Review Engineer – the only requested change is for the hours of operation.

Staff Review

- Staff Review – Minor suggestions to the proposed amended site plan, these can be addressed as conditions of approval if the Board decides that is appropriate
 - o Change Lot designation from 57 and 58, to just 58, as these lots were officially consolidated as part of the 2018 approved site plan (both recording sheets C-4 and C-6)
 - o In the issued for block that reads “Amended Site Plan” above the title block please add “Hours of Operation and Construction Field Changes” sheets C-4 and C-6)
 - o The word “proposed” be eliminated from the project title, this is no longer a proposed medical facility, the plan is approved and recorded.

State Permits Required:

- No new permits required

ZBA Relief and Waivers:

- o No ZBA relief is needed or requested
- o No new waivers are needed or requested

Other Documents:

- None

Outstanding Issues:

- None other than the minor edits to the plan's title block

Recommendation:

Exeter Med Real has explained that they are seeking the change in hours mostly for the operations of the urgent care offices. The increase in evening hours from 7:00 PM to 8:00 PM does not seem unreasonable, and would provide additional service hours for Plaistow

Residents. Related retail facilities such as local pharmacies are open until 9:00 PM. This is not the type of business that will be drawing large amounts of traffic from the 7:00 to 8:00 hour.

I move to approve the application to amend the site plan for the hours of operation at 127 Plaistow Road, Tax Map 29, Lot 58 with the following conditions:

- The Lot designation in the plan’s title block be changed to reflect Lot 58
- The Title Block designated as “Issued for” be updated to read “Amended Site Plan – Hours of Operation and Construction Field Changes”
- Remove the word “proposed” from the project title

Motion: _____ Second: _____ Roll Call Vote:

Other

- None