

PLANNING BOARD PROQUIP SITE WALK MINUTES

May 4, 2019

ON SATURDAY, MAY 4, 2019 AT 10:00AM MEMBERS OF THE PLAISTOW PLANNING BOARD PARTICIPATED IN A SITE WALK OF THE PROPERTIES AT 143 & 145A PLAISTOW ROAD, RELATED TO THE BELOW NOTED APPLICATION BEFORE THE BOARD

PB 19-06: A request from Milton Real Properties of Massachusetts, LLC for consideration of a Lot Consolidation and Final Site Plan Review. The Plan proposes that 143 Plaistow Rd, Tax Map 30, Lot 73, a parcel of 1.78A with frontage of 247.98' on Plaistow Rd and 233.34' on Main St be combined with 145A Plaistow Rd, Tax Map 30, Lot 72 a parcel of 18.1A with 122.03' frontage on Plaistow Rd, for a total parcel size of 19.88A, and 603.30' total frontage. The Plan further proposes development of the site to include a 12,000SF equipment rental and maintenance facility; 1,800SF equipment wash building; approximately 9AC of equipment display and storage; and related site improvement for fuel storage, drainage/stormwater management, landscaping and lighting. Both parcels are located in the C1 district. The property owners of record are: William H. Sanborn Revocable Trust for the 143 Plaistow Rd, Tax Map 30, Lot 73 parcel, and Sanborn Realty Trust for the 145A Plaistow Rd, Tax Map 30, Lot 72 parcel.

Call to Order: The above-described site walk meeting was called to order (onsite) at 10:00 A.M.

NOTE: two sign-in sheets, including the names and addresses of all present are attached, herewith, as ATTACHMENT "A".

ROLL CALL: Lisa Lambert, Vice Chair, Laurie Milette, James Peck, Francine Hart, Selectman's Rep., and Geoffrey Adams, Alternate were all present, together with, John Cashell, Planning Director. Tim Moore, Chair, was excused, having a prior commitment.

Those present at the Site Walk, representing the project included: Lee Allen, P.E., and Project Eng., Colby Co. Engineering, Ethan Flinkstrom, P.E., Colby Eng., Charlie Zilch, P.E., SEC & Associates, Wayne DeRosa, New-Tech Co. and Austin Spinalla, listing agent, 4 26 St. Newbury, MA. Chris Barisano, 22 Old Rd., Steve DeSisto, 40 Kenoza Ave., Haverhill,

Resident abutters and interested parties present included: Roy Walling, 12 Village Way, Richard & Sanaz Anthony, 4 Village Way, Francis Titone, 23 Village Way, Kyle O'Connor, 6 Village Way, Doug & Linda Meteisis, 3 Village Way, and Pat Lohnes, 1 Village Way; all reside in Plaistow.

The site walk commenced at the front of the subject premises, with Planning Board member, Lisa Lambert, acting as Chair. Ms. Lambert explained the reason for the site walk, i.e., for the Planning Board to have the applicant representatives give the Planning Board members a tour of the property, and to describe, in particular, those areas of the site proposed for development and those areas of the site to remain undisturbed.

Project Eng., Lee Allen, was the first to speak on behalf of the applicant, followed by Charles Zilch, who first described the area of the Rte. 125 driveway entrance, and the location of the main 12,000 sf equipment rental and maintenance facility, together with the proposed 1,800 sf enclosed wash bay facility, which, as proposed, will be attached to the rear of said 12,000 sf building. Also, discussed, as the site walk parties began to enter the interior of the site, was the area slated to house the fueling station.

Mr. Peck asked the applicant representative: "How close will the fueling station be to the nearest wetland?"

Mr. Zilch responded that the nearest wetland will be: "Over 100 ft. away from the fueling station."

As the parties continued to walk farther into the interior of the site, Mr. Zilch highlighted the color-coded plastic ribbons located throughout the site, citing: the pink ribbons demark wetlands and test pit locations, orange ribbons depict limits of buildings, drainage structures and excavation areas associated with driveways and the proposed heavy equipment parking area.

Upon reaching the area of the site that leads to the parking area for heavy equipment, the parties stopped in the area of the proposed development that will be closest to wetlands, which, as proposed, will included a 40 ft.-wide driveway, leading from the front area of development to the rear and main parking area for the heavy equipment.

At this location, Mr. Peck asked: "Exactly where is the edge of the impervious area to that pool of wetland?" Note: there was no marker, which should have been established demarking this critical location. The applicant representatives were only able to say it (the impervious area was approximately 75 feet away from the subject wetland pool. At this point Mr. Cashell walked to a distance he estimated was 75 ft. away from the subject wetland, which was substantially farther away than the distance estimated by the applicant representatives. It was noted by all parties that the actual distance at this location had to be specifically drawn on the plans.

When asked by various parties at this location: how close will the driveway be to the wetland? Mr. Zilch explained that the driveway will be located entirely outside of the wetland and protected wetland buffer, as well as being located inside the required 25 ft. side setback requirement, relative to the rear property lines of those properties abutting the development site and fronting along Main St. (NH Rte. 21A).

Also at the above-described location, abutters Sanaz Anthony, her husband, Richard Anthony, and Linda Meteisis pointed-out the closeness of the subject driveway to Main St.; later, said parties empathized how close the proposed area of site development will be to the rear of their properties on Village Way.

After walking to the end of the main proposed heavy equipment parking area, the project representatives, Messrs. Zilch and Allen, pointed-out the parameters of the parking area, demarked by orange ribbons. At this point, Planning Board members made sure said representatives clarified the extent of the impacted parking areas, with it being particularly noted that the parking area will have to be clear-cut and a substantial area of the parking lot, having an aggregate-mix surface, being reduced from its present natural surface by approximately 8 ft. It was also cited at this point, when asked by Mr. Cashell: "How much material do you expect to truck from the site?"

Mr. Allen stated: "At this point no material is proposed to be removed from the site. Rather, all of the site materials will be used, relative to establishing final grades."

At this location Mr. Peck asked about the slope of the parking area and the applicant representatives confirmed that the slope of the area would all slope back toward the wetlands and all the rain and run-off would go in that direction.

The next area of development impact the site walk parties went to, which is located to the southeast of said parking area, is the subgrade Stormtech chamber, measuring 80 ft. X 120 ft. Here, Mr. Allen pointed-out that the stormwater retention and treatment capacity is designed to handle an 100 yr. storm event. Mr. Cashell pointed-out, here, "Because Southern New Hampshire communities are now subject to MS4, developers are responsible to retain and treat stormwater associated with 100 yr. storm events. This is, as opposed to a couple of years ago they only needed to retain and treat up to 25 yr. storm events."

After concluding the review of said subgrade stormwater structure, which will have a grassed surface over its entirety, the group moved onto the rear of the development site, which directly abuts the Village Way neighborhood. Here, various neighborhood residents, including Mr. & Mrs. Anthony and Mr. & Mrs., Meteisis, et al, emphasized to board members how close the site development was to their properties.

Please note, in regard to the above abutter concerns, the board asked the developer representatives, Allen and Zilch, to clarify, via the orange markers, the extent of the area associated with the heavy equipment parking area to the rear of the abutting Village Way properties. Messrs. Zilch and Allen agreed: in addition to the abutting properties along Village Way having their own 50 ft. in-width buffer (no cut/no disturb zone), the closest parking of heavy equipment will be approximately 150 – 200 ft. into the site.

At this location, Mr. Peck asked: "Which trees will be taken down and which will stay?" The applicant representatives said that all the trees will be taken down, except the first 70 feet from the lot line. It was cited by Mr. Peck that the removal of so many trees will have a marked impact on the visibility from Village Way.

At the above location, board members and the residents also discussed the Town's newly adopted Noise Ordinance, and how it can be applied to the proposed development, if necessary, in the future. Potential malodorous conditions, resulting from the exhaust of the heavy equipment was also, briefly, addressed at his point. Mr. Cashell stated that such conditions would be considered a zoning infraction and the Town's Building Inspector would be in charge of taking action on same, as well as with noise issues, i.e., if noise issues are reported as troublesome by abutters.

When the Site Walk group stood by the Anthony's lot line, Mr. Peck asked the proponents: "Do you agree to have a NH Fish & Game audit conducted on your property? This, I believe, is not part of the DES requirements?" Lee Allen said he would get an answer from Milton (the applicant). Mr. Allen then said that such an audit is part of the DES permit process. It was pointed-out by Mr. Peck that this was not his understanding of the permit process.

After leaving the above location, the site walk parties, entered upon the backyards of 2 and 4 Village Way, and from this location, said parties viewed back into the development site the

distance from the backyards to the location of the closest heavy equipment parking. The remaining parties, then proceeded to view the area of an abutting brook, which is an “unnamed tributary” to Little River, to the east of 4 Village Way (owned by Mr. & Mrs. Anthony). At this location, Mr. Peck asked Mr. Allen if this tributary stream will receive the stormwater associated with the development site? He also asked if the quality, not the quantity, of the storm water would meet DES requirements? Mr. Peck pointed-out: as it would flow from the tributary under Village Way and into the Little River. Mr. Allen said it would.

At approximately, 11:05 A.M. Ms. Lambert excused herself from further participation in the site walk, and Mr. Peck assumed the Chair position. Shortly thereafter, at approximately 11:15 A.M., Mr. Pack asked the developer representatives if they had anymore issues to discuss and/or present to the board? Said parties said that they had no other issues to present. Mr. Peck then asked if anyone present had any further questions or concerns? With no parties expressing such, the Board members moved to close the site walk proceedings.

Respectfully Submitted,

John Cashell
Planning Director

"A"

Planning Board Site Walk
Saturday, May 4, 2019 – 10:00 AM

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SIGN IN SHEET

NAME	ADDRESS
LEE ALLEN	CARBY CO ENGINEERING 47A YORK ST PORTLAND, ME
ERHAN FLINKSTROM	" " "
Chris Barisano	22 Old Rd. Plaistow
BOBBY ADAMS	Planning Bd.
Laurie M. Kite	" " "
Lisa Lambert	Planning Bd.
CHARLIE ZICHA	SEC 4 ASSOC.
WALTER DE ROSA	New-Tech Co.

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SIGN IN SHEET

NAME	ADDRESS
Steve Desjardis	40 Sanborn Ave. Haver
Ray Walling	12 Village way
Samaz Anthony	4 Village Way
FRANCIS TITONE	23 Village way
Kyle O'Connor	6 Village Way
Doug & Linda Metcalis	3 Village way
Pat Lohnes	1 Village way
AUSTIN SPINELLA (LITING AGENT)	426 st. Newbury MA



SCALE: 1" = 60'-0"

CHAIR

C-104

DATE:	1/25/19	109,081.003
DES BY:	LDA	
OWN BY:	ZRJ	
		SHEET
		05 OF 31