

DRT Meeting: 21-15: Turning Leaf Drive New Commercial Buildings

- Amanda L. Lessard; Planning Director
- Steve Puleo; Town Planner
- Brent J. Libby; Fire Chief
- Christopher S. Hanson; Director of Code Enforcement
- Barry A. Tibbetts; Town Manager (absent)
- Douglas Fortier; Public Works Director
- Elisa A. Trepanier; Assessor
- Gretchen A. Anderson; Environmental & Sustainability Coordinator
- John K. Wescott; Deputy Fire Chief
- Kevin L. Schofield; Police Chief (absent)
- Lisa Fisher; Administrative Assistant (absent)
- Mark T. Arienti; Town Engineer
- Tom H. Bartell; Executive Director Economic Development
- William Andrew; Police Department Support Services Captain (absent)
- Linda J. Brooks; Director of Parks and Recreation
- Bill Hansen; Director of Facilities, Property Services and Special Projects

Applicant Rep: Dustin Roma, dustin@dmroma.com; Jayson Haskell, jhaskell@dmroma.com

- DEP Stormwater permit.
- Approved the road improvements.
- Discussion about the stormwater treatment with the existing parking area, what items, if anything, will be staying with the condominium project. DEP agreed to keep the existing stormwater treatment facilities with the existing condominium complex and will not be needed with this proposal.
- Existing stormwater basin, that was developed as part of the 2006 site plan amendment, is sized for the parking a lot and the future Turning Leaf Drive Extension.
- One of the new commercial buildings if for the relocation of existing Blue Seal business, located on Rt 202, Retail and cold storage, drive thru land load-up for feed, etc. undercover.
- Truck bays and dumpster area behind the building; and squaring off the existing parking lot.
- Middle area will be paved and for vehicles and is designed for max moveability
- New Commercial Road, frontage maximum, actual road to road standard, abutting to Lee Auto.
- Baker Brook Farm Creamery, food manufacturing, food, retail restaurant drive-thru for food service. Large canopy over the drive-thru, it will look like part of the building separating with landscaping.
- extending Turning leaf as design previously.
- Traffic, not a the same as a fast-food restaurant traffic generator, not sure if we are talking about TMP. Reasonable amount a traffic, split phase signal left turning traffic may cause additional queuing.

Bill Hansen: No comment

Douglas Fortier: Is Turning Leaf a public road?

Dustin Roma: Is not.

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DF: Not turn-arounds shown, both roads are dead-ends. Hammerhead turn around in the driveway of Blue Seal property. more pavement is need if becomes public roads. Sidewalks on both roads.

DR: Sidewalks same side.

DF: Will the drainage be closed?

DR: Yes. sheet flows to three filters to a “deep infiltration hole.”

DF: Property owner will be responsible to keep the SW maintained and must keep in clean.

Mark Arienti: What is a “deep infiltration hole.”

DR: Chapter 500 Stormwater Rules Standard include the use of a “deep infiltration hole” to discharge treated of SW runoff subsurface.

MA: The site is located in an Urbanized area; will they be reporting?

Gretchen Anderson: Yes, inspection and maintenance annually reporting is required.

DR: Runoff will be captured and travel through a series of BMPs.

GA: Is the applicant considering outside areas to use previous pavers?

DR: thinking about it, culvert.

GA: Inspection and maintenance reporting for the two businesses and separate buildings.

DR: Baker Brook Farms is the property and will be the one responsibility party reporting.

Tom Bartell: Concerned about losing the Farmer’s Market, will the property owner continue to allow to be located on the property?

DR: Agricultural site, the property owner will keep working with Farmers Market and will provide have a plan for the final submission. May provide an area associated with the lot split.

BT: The North Windham Sewer project would like to do site evaluation test pits. Town would pay for the testing, would like to understand the depth of groundwater in that area of Town.

DR: Yes.

Mark Arienti: Is there a plan for the back lot.

DR: The property owner concerning adding a third building in the future, no plan on how it would lay out.

Chris Hanson: Questions about the buildings, will they be two floors or one? Will the Creamery be two-floors?

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DR: Blue Seal building will be one floor. Creamery may have mezzanine or second floor office, above restaurant.

CH: The building must be sprinklered.

DR: Understood.

Brett Libby: Hydrant at the driveway entrance of the existing parking lot is only temporary.

DR: We will make it permanent.

BL: Is the main being extended?

DR: Yes, the main extended down Turning Leaf Drive.

BL: Would like to see a new hydrant at the corner of Turning Leaf Drive and New Commercial Road. Will there be an increase in traffic improvements?

Amanda Lessard: Turning Leaf Drive must be extended beyond New Commercial Road intersection with Hammerhead turnaround. Street parking and sidewalk both sides should be on both sides. If not, it will require a waiver. Amendment of Subdivision is assumed

BL: Hammerhead turn is required.

DR: Doug Fortier stated that if the road meets the ordinance, then the intent is for the street to be accepted as public streets.

AL: Does the applicant own Turn leafing Drive and is it still private.

DR: Turning Leaf Drive is owned by the applicant in it's entirely.

AL: Does the condos shared the maintenance of the road with the Town.

DR: Condo maintains the road, ownership is Baker Brook Farms an will transfer ownership of the road ROW.

DF: The Town doesn't plow the road.

DR: Condo Association plows the road from the traffic light.

AL: Doug, I'm not sure the existing selection road meeting the Town's private major road standards. Planning will check the site plan and subdivision standards when it was approved.

DR: The applicant doesn't want to rebuild the existing road.

MA: What were the standards when the road was built?

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DR: DEP standards and provided the required base and surface paving.

DF: That would be fine for the existing road.

MA: The road standard be the same?

DF: The existing road does meet the standards.

AL: The Town supports the Town controlling the road.

DR: The road 60-foot ROW, including the section for the utilities.

DF: Is hammerhead on the right-hand side of the Blue Seal driveway, if so, it will be buried in the at end of driveway.

BL: Fire Department is okay with that.

Linda Brooks: No Comments, the existing Blue Seal store has parking on the Mountain Division Trail.

ET: Supports the relocation of the Blue Seal.

AL: Commercial Building Design Standards, no waivers are allowed.

DR: Are you referring the new standards in section 813.

AL: No waivers in section 813.

DR: The authority of PB doesn't allow for waivers.

AL: Staff review with the Long Range Planning Committee does not support standards being waived.

DR: We will need to look closer at the standards.

DR Wastewater for the Creamery will be collected in a subsurface septic disposal system, not in above in ground tanks.

CH: Are there above ground tanks? What are their uses?

DR: For cream not used in the production of the ice cream products. This will be managed as industrial waste and hauled away for reuse or disposal.

CH: The cream products are bad for subsurface septic, and will a disposal plan

DR: Will be hauled away and reused or disposal appropriately.