

TOWN OF BEDFORD
April 22, 2019
PLANNING BOARD
MINUTES

A meeting of the Bedford Planning Board was held on Monday, April 22, 2019 at the Bedford Meeting Room, 10 Meetinghouse Road, Bedford, NH. Present were: Harold Newberry (Acting Chairman), Karen McGinley (Secretary), Chris Bandazian (Town Council), Rick Sawyer (Town Manager), Mac McMahan, Charlie Fairman (Alternate), Priscilla Malcolm (Alternate), Matt Sullivan (Alternate), Becky Hebert (Planning Director), and Mark Connors (Assistant Planning Director)

I. Call to Order and Roll Call:

Acting Chairman Newberry called the meeting to order at 7:00 p.m. Chairman Jon Levenstein, Jeff Foote (Public Works Director), regular members Kelleigh Murphy and Randy Hawkins, and Town Council Alternate Phil Greazzo were absent. Mr. Fairman, Mr. Sullivan and Ms. Malcolm were appointed to vote.

II. Old Business & Continued Hearings: None

III. New Business:

1. **DMCJ Enterprises, LLC (Owner)** – Request for approval of a site plan amendment to allow additional parking areas and outdoor storage areas at Blue Dolphin Pools & Spas, 7 Bellemore Drive, Lot 1-33-1, Zoned SI.
2. **Manchester Country Club (Applicant), Manchester Associates, Inc. (Owner)** – Request for site plan approval to construct 5,400 square-feet of new office, maintenance, and warehouse space to replace existing maintenance facilities located along Patten Road for the Manchester Country Club, 180 South River Road, Lot 22-52, Zoned CI.
3. **Shane Patel (Applicant), An & Nam Kyung (Owners)** – Request for site plan approval to construct a five-story 120-room extended stay hotel and associated site improvements at 270 South River Road, Lot 24-98-8, Zoned PZ.

IV. Concept Proposals and Other Business: None

Mr. Connors stated all of the applications have been reviewed by staff and staff would recommend that the Board find the applications to be complete. The abutters have been notified,

and it is the opinion of staff that none of the applications pose any regional impact. Staff would recommend that the Board accept the agenda and in so doing, the Board will be adopting the staff recommendations that the applications are complete and do not pose regional impacts.

MOTION by Ms. McGinley to approve the agenda as read. Councilor Bandazian duly seconded the motion. Vote taken – all in favor. Motion carried.

1. DMCJ Enterprises, LLC (Owner) – Request for approval of a site plan amendment to allow additional parking areas and outdoor storage areas at Blue Dolphin Pools & Spas, 7 Bellemore Drive, Lot 1-33-1, Zoned SI.

Earl Sandford of Sandford Surveying and Engineering was at the meeting to present on behalf of the applicant, Blue Dolphin Pools & Spas. Also attending was Jean Beaulieu owner.

Mr. Sandford stated here is a little history. My first involvement was in the 1990's when Bellemore owned the property and our company subdivided it into several commercial lots. Soon after that Blue Dolphin hired us to do a site plan, which I think it was 1999 or 2000. We did an amendment to add a parking lot I think in 2005 or 2006 and it hasn't changed significantly since then.

Mr. Sandford stated I think everyone is probably aware of the site. It is off from Bellemore Drive, you go down White Avenue, take a right, and right now the only two businesses are EverSource at the end of Bellemore Drive and Blue Dolphin. The site plan was posted on the screen. This is the main part of the site; you have the building that mostly houses the pool supply business but it also has bays that can be leased out. Right now they are all being leased to a landscaping company. It has turned out that a lot of people coming in, including myself, when you come in often on a Saturday or something there is no parking and you end up kind of going around the loop, and so it would be very advantageous to have additional parking that I am showing here to the left as you come in and then you can get right into the entrance and get your chemicals or whatever you need. That is one need that we are looking to get approval for today. Also, the service vehicle count is quite high for this operation and it is taking a lot of the spaces so we are proposing for additional parking in the back. Both of those parking improvements need a waiver to the setback because we have to go within the setback to make that work. One advantage of this site is that this is really protected partly wetland and partly forested land right in here, it is not owned by Blue Dolphin, it is owned by the bus company and it is remote, so there is no reason that they would come out and take the trees down so there is a significant buffer. Normally I think when you are trying to set back your parking, you are trying to maintain some buffer for view and that sort of thing, and in this case, it kind of is taken care of by this sort of isolated island of land such that you are not going to see these parking spaces any more clearly from Route 114 as you drive by. We are not placing them in the open area in here. By the same token, you have some isolated area for EverSource. There is a pocket of wetland in there so they are very limited in what they can do, and I think the spirit of the rule is adhered to by even if you give the waiver because you will still have significant buffering in vegetation blocking someone driving on the public road from seeing the new parking. Those are probably two of the most significant, although if you look at the plan intent, we can go through those really quick too.

This is kind of a housecleaning after 19 years of operating on the site, there is a little bit of an elevation of things moving around, so we want to get it updated and get everything on record.

Mr. Sandford continued the plan intent is to provide 22 additional parking spaces, it is to square off the fenced storage area that is existing but it has some bends in it, add two more container parking spots within the proposed expanded fenced area making sure that the containers are compliant with setbacks from wetland and we are not asking for any relief on that, add construction equipment parking and storage at the south end of building, and show an additional three parking spaces inside the metal fenced area. That area was housing some picnic tables, but it just wasn't being used, so my understanding is that its functionality was much better used for parking service vehicles, and that is what has been done for years, but, again, we are trying to do housecleaning and get up to speed. Then conversion of the north parking lot to landscaper staging area delineated with a 4-foot high chain-link fence to keep the area from expanding and is used by contractors only with no sales. That is one of the things that has sparked some of this needing to get before you is that it was approved for a parking lot and his tenant found it useful if he has leftover materials from his landscaping business to put them there temporarily. It is not something he is selling out of, but if he has a half load of bark mulch, it is nice to have an area to put it and then maybe take it to another job the next day or whatever. It is a temporary thing. Acting Chairman Newberry stated when you are finished going through the list, just show on the plan where that area is please. Mr. Sandford continued add one additional dumpster for recycling to be placed within the fenced enclosure. To get to the parking lot for this area that I am just talking about that has landscape material, the office is separated by a small channel that had been dug in the past running out from Route 114 and down across Bellemore Drive. We already had a plan that was approved with a footpath going over it but we never addressed whether someone had to jump over it or what, so we are addressing that now, and then new drivable surfaces east side of building to bituminous concrete, that is just what we are proposing to do for the surface, retain all existing trees, and add four new screening trees.

Mr. Sandford stated shown on the screen now is the area that I believe it was around 2005 – 2006 got approved as a parking lot and you are seeing the spaces in there now with a footpath to the building. You can see the building, these are the bays that the landscaping company rents out, and this gives them the ability to walk across. We are looking to expand this from just straight up employee parking to something where he can put temporary stockpiles of landscaping, as we are showing right here with the little clouded symbol, that pretty much represents what is on the site today, there is a new snow storage area, and then he has trailers and plows and that sort of thing which we would like to be able to have them parked within this graveled area here. Part of the agreement when we discussed this with staff was that on three sides we would put a chain-link fence so this is defined well and doesn't expand beyond what we would get approved tonight. Part of that is that there is also the understanding that they already went a little overboard and got across the property line so that is all to be restored and that is understood by us as well.

Mr. Sandford stated that is the area that the landscaper would be continuing to use, and I think he has used it for two years so far. There is also a gravel area here that was never designated so we are proposing to designate that as construction equipment parking and temporary storage, there is a container that is non-conforming because it is too close to the wetland, so that has to be moved

into this new fenced area, which I am outlining with the cursor right now, that would be the new fenced-in area that would have the dumpsters inside, it would have containers inside and conforming to setbacks, and allow for what is there now but more sightly. The fence is looking pretty ragged so we are looking to improve the look of that whole area, and once it is inside, shielded from anything you would see from Route 114. We are also proposing four more screening trees because there is a bit of a gap there. I think that spells out what we are trying to do. The majors are the parking on each side, being able to use this for landscaping machinery and stockpiling and just improvements. Also shown is the fenced area that is a nice black wrought iron looking fence that did have some picnic tables or something but it has been used for quite some time for either a dump truck or a trailer so we are looking to change the use of that and get it approved for what they have been using it for. I think that is the overview, and I would be happy to take questions.

Mr. Sandford stated we have read the staff comments and we have no objection to adhering to all of the nine staff conditions.

Ms. Malcolm asked what kind of trees are you proposing to put in there? You are putting in four screening trees. Mr. Beaulieu responded Ms. Hebert wanted a 6-foot fence. Mr. Sandford stated that was an option but I thought you chose not to. Mr. Beaulieu stated whichever one Ms. Hebert prefers. If she prefers the fence, I will do the fence. It makes no difference to me. Mr. Sandford stated there was a suggestion that you had that we tried to go with. Do you remember what you suggested? Ms. Hebert responded we talked about there is an area that is partially enclosed with a fence today, and there is some storage that is expanded beyond the enclosed area, so we talked about replacing that fence with a new fence that would screen the material storage and equipment. There is equipment and material that gets stored in this area and I think having it enclosed in a fenced enclosure would improve views from Route 114, and then we also talked about needing to screen with some additional landscaping along Route 114. I thought you were doing like an Austrian pine or something that would be tall and broad. Mr. Sandford stated whatever you said is what I intended to put on the plan. Town Manager Sawyer stated it is on Sheet 2 in the top left-hand corner where it says Austrian pine. Ms. Hebert stated they tend to grow large and wide and they fill in the space and they don't drop their branches the way a white pine does, so I think it might help to just soften those views from Route 114. Mr. Sandford stated thank you.

Mr. Fairman stated I assume the pool business and the landscaping business also stores material that can be hazardous if not stored correctly and allowed to seep into the ground. Can you discuss how those materials are being stored? Mr. Sandford responded there are lockers in Bay #4 that meet some sort of code, that is out of my jurisdiction, but there are three chemical storage closets that are made to handle the toxic chemicals that are associated with the businesses. Mr. Fairman asked and they are appropriately inspected and maintained on a regular basis? Mr. Beaulieu replied the Fire Department comes in every year. Most of the chemicals are all in the warehouse. We do have a little bit of liquid chlorine in the storage area but that is really just salt water, so to speak. and then in the landscaping area it is bark mulch and two types of stone. Mr. Fairman asked they aren't storing a lot of fertilizer? Mr. Beaulieu replied no. I think he keeps the fertilizer inside the bays. Mr. Fairman stated thank you.

Councilor Bandazian stated one of the staff concerns was that a stormwater memo be submitted as a condition, and on the plan on the west side the additional parking indicates that there will be sheeting towards the abutting property in that reduced setback and there is no indication on the other side where the additional parking runoff will sheet. I wonder if you could just address that. Mr. Sanford responded sure. I thought I had provided the extra report. From here we are creating a little more impervious surface with these, we are collecting it through the swale that is there, which probably needs to be reshaped a bit, there was a settling basin that the forward line is what it was, we did the calculation for how much to expand it to accommodate the additional impervious area we are creating, and they actually already went and put in the bio-berm, which is making it well oversized to accommodate it on that side. On the other side we have designed an infiltration settling basin that accommodates the additional. There will be a curb that will collect the water along the east side of the new parking and it will direct it right into a settling basin, SB3, just 4-foot wide by 40 feet long by 1-foot-deep drainage stone, and we have done the calculations that that will absorb all of the additional impervious that we are creating. Councilor Bandazian stated thank you.

Mr. McMahon stated it looks like your plans are going to increase your efficiency and improve the appearance, which is nice. You are going to put a walking bridge across wetlands; could you just explain a little bit more on how that is going to be done? Mr. Sanford responded I have let them know that we don't want to go for a dredge and fill, so we are proposing to put some supports well up on the upland and just bridge across without any impact to the side embankments or anything with a footbridge deck. We haven't designed it; I am anticipating maybe 6 x 6 pressure treated laid just next to each other. It is not intended to be anything too terribly permanent or rugged but something that makes it so you don't have to jump. It is about a 2- or 3-foot channel. Mr. McMahon asked when you develop the plan, you will go back to Ms. Hebert with that? Mr. Sanford replied we certainly can. Mr. McMahon stated thank you.

Acting Chairman Newberry asked for comments or questions from the audience. There were none.

MOTION by Councilor Bandazian that the Planning Board grant one waiver from the Land Development Control Regulations Section 322.1.9, requiring parking and circulation driveways be set back a minimum of 30 feet from lot boundaries, as presented by the applicant and in the staff report, the visual and other impacts on the abutting properties would be minimal to nonexistent. Town Manager Sawyer duly seconded the motion. Vote taken - all in favor. Motion carried.

MOTION by Councilor Bandazian that the Planning Board grant final approval of the revised site plan for Blue Dolphin Pools & Spas at 7 Bellemore Drive, Lot 1-33-1, in accordance with engineering plans prepared by Sandford Surveying & Engineering, last revised March 19, 2019, with the following conditions to be fulfilled within one year and prior to plan signature, and the remaining conditions of approval to be fulfilled as noted:

1. **The Director of Public Works and the Planning Director shall determine that the applicant has addressed all remaining technical review comments to the Town's satisfaction.**
2. **In the event that the Planning Board approves the waiver, the plan shall be updated to list any waivers granted as approved. The plan shall be revised to delineate the 30-foot setback boundary.**
3. **The plan shall be revised to show the storage container locations in the screened 45' by 140' materials storage area and outside of the wetland setbacks.**
4. **The applicant shall modify the gravel machinery storage area so it is fully contained within the subject lot and set back at least five feet from the lot boundary. The fence location shall be relocated so that it at least five feet within the lot boundary.**
5. **The applicant shall add screening, in the form of a 6' screened fence or additional evergreen plantings, between the parking lot/materials storage area and Bellemore Drive.**
6. **The plan shall be revised to show at least three evergreen arborvitae plantings between the service vehicle parking area and the NH Route 114 frontage.**
7. **The applicant shall submit a stamped stormwater memorandum addressing increases in impervious area and fulfilling Section 235 of the Land Development Control Regulations.**
8. **Prior to commencement of work, a pre-construction meeting shall be held with the Planning Department, Department of Public Works and the Building Department.**
9. **Prior to the use of expanded parking area, all site improvements depicted on the plan shall be completed.**

Ms. McGinley duly seconded the motion.

Town Manager Sawyer stated in Condition #7 Section 235 should read Section 325 of the Land Development Control Regulations.

Councilor Bandazian and Ms. McGinley approved the amendment to the motion. Vote taken on the amended motion. With all members voting in the affirmative, the amended motion carried.

2. **Manchester Country Club (Applicant), Manchester Associates, Inc. (Owner) – Request for site plan approval to construct 5,400 square-feet of new office, maintenance, and warehouse space to replace existing maintenance facilities located along Patten Road for the Manchester Country Club, 180 South River Road, Lot 22-52, Zoned CI.**

Town Manager Sawyer stated Mr. Chairman, there are two members who have asked me questions about whether they should participate or not because they are members of the abutting condo association but don't serve on the board of directors. I think it is really up to them if they want to participate or not but certainly should let the applicant know.

Ms. McGinley stated I am one member that lives in the abutting condo association and I don't abut this site at all. I live on the side that abuts the country club but I am farther down the road. The only time that I see that is when I walk the road. Town Manager Sawyer asked do you feel you can be impartial or not? Ms. McGinley stated I do. Ms. Malcolm stated I am the other member that lives in the Village Green development and I am even further away from the country club. Town Manager Sawyer stated but it is still up to them if you want you to step down. Ms. McGinley stated I will do whatever you like. Nick Golon of TF Moran, presenting on behalf of the applicant, stated we are all professionals; I am sure you are going to vote accordingly. I would be happy to have them continue in their capacities.

Mr. Golon stated with me this evening is Tony Nazaka of Stone River Architects, who will be able to answer any questions with regard to the building, and with regard to the site, I will try to lead us through that.

Mr. Golon stated with regard to the project that is before you, this is the Manchester Country Club turf care facility renovation, but the reality is the point of this project is to streamline some of their current operations. There are no new employees that are being proposed and essentially the existing operations that are performed there now will continue to be performed just hopefully in a more streamlined fashion. Relative to where we are located as shown on the screen, of the 162-acre site we will be dealing with a little over an acre of development in the southwest corner of the overall plan that is before you.

Mr. Golon stated taking a little bit of a look at the existing conditions of the site; we have a menagerie of existing dated buildings. The proposal is to demo a portion of this existing office, we have an outbuilding that will be removed as well as some components of their turf care facility located along the southerly limits. What we will be doing is improving upon this site, and if you have been by it, you can see that there is some storage of materials that are outside along the fence line. The reality is this is valuable equipment and we want to have it in safe places so we are proposing some improvements to accommodate that.

Mr. Golon stated looking at the overall layout, one of the improvements that you will see is we have some better-defined parking, 22 parking spaces proposed, I believe during their max need they are somewhere in the realm of 19 to 21 employees during the summer, so this provides for suitable parking for the facility's operational side and visitors, if necessary. The 2,500 square foot garage area is going to be added onto, the existing garage area is an appropriate location for it. There will be some parking located directly out front so that our facilities manager has a good spot to park. Looking at the other component of the project, this is really office, some additional garage, as well as a locker room area, so these are some needed improvements for their facility to help bring them into the new century.

Mr. Golon continued the other component is an addition to their turf care mixing area. Again, the mixing that already takes place onsite, this is providing more of a dedicated location. As you come in off the entrance on Patten Road, you will have an accessible spot located here and then this is the overall office/locker room/garage area. Just off from that is this self-contained mixing area. The way this works is self-contained meaning there is no discharge so whatever goes into

that sump is then recirculated into the system, which is located as shown on the screen. That is also essentially its current location when we look at the existing conditions.

Mr. Golon stated relative to the limits, you can see where we are proposing a saw cut here so that is in large part the limits of the paved rework that is going to be done. They will have a fuel tank with integral secondary containment located here directly adjacent to the garage. When we look at the overall siting of these various elements thinking about access, turning movements, who is actually going to need to fuel up or otherwise, somewhat predicated its location and it is also somewhat screened by the proposed garage, which is also helpful. The remainder of the facility really remains in its current state, we have evaluated necessary turning movements as far as where we place this curbing, and that curbing is important from the perspective of drainage improvements.

Mr. Golon stated now going to the drainage plan. One thing is that the site is fairly devoid of currently is stormwater management systems, at least to this specific location. What we have proposed is a system of an infiltration basin located here along the easterly side, as well as some pinpointed bio-retention areas to receive the flow from what is the proposed impervious surfaces. Those areas are essentially impervious now but in order to be in keeping with the regulations, forebays are provided at each one of these locations for pretreatment before it overflows into the management areas where stormwater is infiltrated.

Mr. Golon stated other components that we want to talk about are that we looked at stormwater and our utilities. That is a drastic improvement here in that we will be extending both sewer as well as the water main to service these uses. Our underground electric and telecommunications will also come from the existing infrastructure. Coming across Patten Road there is an existing overhead line that would be replaced to a new utility pole that would then drop and provide an underground service to the garage area.

Mr. Golon stated landscaping for this project is limited to the entrance where we provide a bit of a layered approach, red maple, emerald centennial cedar, as well as lower story plantings such as bayberry, switch grass, hues, so that way it is more of a textured appearance and it softens some of those views from Patten Road. Additional plantings that are provided for the bio-retention areas are great from the standpoint of not only are they treating our stormwater runoff, but also providing an aesthetic component, so you see some lower growing specific media that can take periods of saturation when we have heavy flows but also be drought tolerant in times when we are not having rain. Additional landscaping is also provided in the form of western arborvitae at our dumpster pad location, and I do believe that there were two staff comments of note, one of which was in relationship to site lighting just making sure there was some sort of governing factor on when those lights would be on to be more or less tied to the timing of the facility, that the lights go off around 9:00pm and then they come back on about 5:00am, which is consistent with the way the lighting is currently managed on the facility.

Mr. Golon stated there was also a request to look at a fence along this western side to better shield our parking and Ms. Hebert and I had the opportunity to discuss it. There is a little bit of grade change there that is going to help with that screening but what we thought would make the most sense is let's get the vast majority of this built, let's see what the limit of clearing is and

then we can go back, and whether it is a fence or additional plantings, provide something that further softens that look along that parking area, which is agreeable to the applicant. Acting Chairman Newberry asked when you say there is a grade change, the proposed parking area is lower than Patten Road? Mr. Golon replied the parking is actually elevated. As we traverse Patten Road, you come down closer towards the water body, you have a grade change anywhere from 2 to 3 feet in this neck of the woods to about 6 to 8 feet. From Patten Road you would have to look up and over your shoulder so screening down in this area, which wasn't requested, and it makes sense as there is really no need for it, but as you are working your way across Patten Road directly in front of maybe these first ten or so parking spaces, something to soften that element would be appropriate. Ms. Hebert stated there is a home across the street and I was concerned about glare from headlights because the head-in parking is facing the street, and there is a stockade fence that runs along the side lot line to screen the folks at The Village Green, and because of the age of the facility, there really is no screening right now along Patten Road and the plan does include additional clearing to create that new parking area. The Civic District has very relaxed setbacks for pavement and for the structures, so normally the pavement would need to be 30 feet back from the property line and that doesn't apply to this district. I just thought it made sense to add some requirement for softening the views of the new parking area. Acting Chairman Newberry asked Ms. Hebert, for Condition #5 would something more along the line of evaluation once the construction is complete for appropriate screening to be worked out with staff? Would that work better than what we currently have? Ms. Hebert replied yes. It could be that the applicant work with the Planning Director to provide appropriate screening for the proposed parking area along Patten Road. Acting Chairman Newberry stated thank you. Is that good with the applicant? Mr. Golon replied it is.

Mr. Golon stated now I will have Mr. Nazaka talk about the buildings. Mr. Nazaka stated posted on the screen is an aerial shot of the site. You can see Patten Road, and looking into the site this is what I am calling Building A, which is the offices, locker rooms, turf care, storage area. Building B is the addition to the current cold storage building. As far as elevations go, there was sort of just a combination of giving the country club what they need, budgetary constraints and what Bedford might like to see, so they are fairly simple. Metal panel buildings, this one has a single slope, and typical sort of anodized bronze windows that you may see in buildings like this. The addition to the existing cold storage, the metal panels to match, sort of like a vertical 2-inch x 2-inch rib panel, this one will match in color, the office building will be more of a gray tone to give some contrast between the two. As you will see here, this is the mixing area that Mr. Golon spoke of. It is just an open air canopy, the slab on grade will be sort of an impervious treated concrete that if there are any spills, it won't infiltrate the ground. These are typical sort of overhead doors to get their equipment in, entrance canopies for the main entrances, similarly this whole area is the existing cold storage on each elevation. Shown now is the new addition to this existing cold storage. We are adding an overhead door on each side and then mimicking the entry at the office at the cold storage, we add a couple of windows, signage where if anybody shows up and needs to go to a certain building, one is marked Building 1, which is what Manchester Country Club wants to call them, and that is basically it. It is pretty straightforward as far as the looks and architecture of it.

Acting Chairman Newberry asked for questions or comments from the Board on the architecture.

Ms. McGinley asked are the new buildings going to expand beyond the current footprint? Mr. Nazaka replied as far as I know, the office building is really just a hodge-podge of smaller buildings in this area. Some may be closer to the fence than others. This building is pulled as far from the fence as we possibly could for truck turning radiuses and use of this open area. To answer your question, kind of, I guess. It is more just one big building there now rather than a few different buildings. Mr. Golon stated essentially a consolidation of their resources so that they can be more efficient. I would say it on the level. Ms. McGinley asked the one on the left, can you give a better description of the impact on what it is now to what you anticipate? Mr. Nazaka replied sure. What is there now is basically this area shown on the screen, we are extending it out 50 feet and just keeping the same width. Ms. McGinley asked are there buildings that will come down? I walk by that when out walking on the street and it looks like there is more than two buildings. Mr. Golon replied there is also a storage building as shown. Mr. Nazaka stated this is sort of just a rusty Quonset hut and then here is all of your sort of hodge-podge of different buildings on this southeast side. Ms. McGinley asked looking at the map, there will only be two buildings after you do this project? Mr. Nazaka replied that is correct, and then obviously this current warehouse or office sort of work building will be removed as well. Ms. Hebert stated you should have a clearer plan in your packets.

Acting Chairman Newberry stated I have a couple of questions not related to architecture. Could you talk a little bit about the open mixing area? My question really is whether there is potential for spillage there and whether there needs to be anything to make sure that anything going on in there is contained. Mr. Nazaka replied as far as I know the slab itself is contained with a curb that is a few inches down from grade and the slab is then sloped towards the middle to a sump pump. Anything that is spilled is going to be sumped out by the country club crew. The head of grounds is here and he knows what they actually do there better, what they sump it into, I am assuming a piece of equipment they reuse. Acting Chairman Newberry asked does that require treatment if there is spillage or you just mop it up and keep going? Mr. Golon replied I think it is probably outside of either of our ability to answer. Dan Weitzel, Manchester Country Club Director of Agronomy, stated pretty much that area is going to be going along side of what the State guidelines are for any sort of usage of chemical on the property. It is going to be a sloped slab in there that does go into a sump. The containment is 1.5 times the amount of anything that could be spilled out of any of our machinery there and then it is put back into a spray unit and applied at the label rate out on the course. There wouldn't be anything that would be going out of that area whatsoever. That is why the cover will be on top of that as well to keep precipitation out of that area. It is all self-contained in that one spot. Acting Chairman Newberry stated thank you.

Acting Chairman Newberry stated a related question is about the lighting. I think I heard that it would normally be 5:00am to 9:00pm. That would be seven days a week? Mr. Weitzel replied yes. Acting Chairman Newberry asked is that in all seasons? Mr. Weitzel replied usually during the summer months starting in May the crew is in anywhere from 5:00am to 5:30am. Generally speaking, the lighting will be on at that point and at that time in the season the sun is coming up, currently right now it is up about 5:30am that you can see in the morning, so it is not going to be too much of a disruption during the summer months. As we push our start times back, we can amend that on the timer system to have less intrusion on the neighbors at any given time during the season, unless there is something that we have to do at night where we will have maybe one

that we can turn a switch on and be able to see if we have to operate equipment around that area if we do have snow or something like that so we can service equipment or if something does happen that we can get some sort of mechanical fix on it. Acting Chairman Newberry asked you would be running snow operations out of there? Mr. Weitzel replied yes. It is for the entire club. Acting Chairman Newberry stated thank you.

Mr. Fairman asked where are the materials that you are going to mix stored before you are mixing them on the facility? Mr. Weitzel replied they are going to be stored in the building right next to the office area. That is also going to have a self-contained sump in there for any spillage. That is going to have a burn-through time of three hours and the fire company does get a copy of our SDS packet every year, so they know whatever materials are going to be in there as well. We are keeping up with the State and federal guidelines on our storage practices. Mr. Fairman asked should that building then be labeled hazardous storage rather than just office and locker rooms and garage? Mr. Weitzel replied yes, it will be, that section of it, and it is limited-access only to authorized personnel as well. Mr. Fairman stated I think the plan should be changed to indicate that. Thank you.

Ms. Malcolm stated Patten Road is a busy road in terms of vehicular traffic, school buses, people walking, bicycles, and I think there are a couple of marathons that run through there in town. My concern would be that there is no on-street parking during the construction phase or the destruction phase. Do you have enough room to get all of those vehicles on your property and to keep them there during operations? Mr. Golon replied yes. Mr. Nazaka stated as far as I know the project is going to be phased out, so they will build either Building A or the addition to Building B and then move onto the next one so there won't be as big of an influx of workers for the whole project all at once. Ms. Malcolm asked so parking on-street will not be an issue? Mr. Nazaka replied correct. Mr. Golon stated parking will be contained within the lot. There is no on-street parking that is going to be proposed during the construction phase of the project. Ms. McGinley stated the topography goes down because of the creek, so there is little vision on some it and people go fast. Ms. Hebert stated I think it is also worth noting that the driveway is very wide today, it is about 40 feet wide, and it is being narrowed to 24 feet, which is great that they are able to make that improvement. Mr. Golon stated we have a gate that limits us as it is and there are some additional paved areas. We evaluated those turning radiuses to make sure we could continue to accommodate the vehicles they need and some of that surplus area has been able to be returned to landscaping.

Mr. Fairman stated you mentioned you are going to bring water and sewer up Patten Road. That road was just redone in 2017, I think. Are you going to be able to do that without digging up any of the street? Mr. Golon responded we have made our submittal to the Department of Public Works and they have not raised that as being a concern. Mr. Fairman stated I am surprised. There is a moratorium on digging, I think, in our rebuilt roads. That is what I hear from Mr. Foote most of the time, but if you are talking to him, I guess it is okay. Mr. Golon stated I have the expectation that he would have made us aware of those concerns, but we will redouble our efforts to make sure that is not a concern with the timing of the project.

Acting Chairman Newberry asked could you speak briefly to the waivers you are requesting. Mr. Golon stated we have four that all relate to showing existing conditions information. We

have a 162-acre lot and we didn't think it would be appropriate for the applicant to be held to show that level of detail given that we only have approximately 1.3 acres of work. Within our area of work, we show right-of-way widths, property lines, street designations, monuments, etc. as well as wetlands so that we could establish what the appropriate boundaries were. In areas outside of that, those are the areas in which we are requesting the waivers. Acting Chairman Newberry stated thank you.

Mr. McMahon stated I assume all of your mechanicals are on the ground. Mr. Nazaka responded they are contained within the buildings. Mr. McMahon stated thank you.

Mr. Fairman stated you are very close to residential areas as well as to a school; during construction take the appropriate action to keep your noise down during school hours and keep it during the day and not at night during construction. Mr. Nazaka stated there are currently a lot of things they do outside their current buildings because there is simply not the room. Mr. Fairman stated I am mostly concerned about construction noises when you are building. Mr. Golon stated we are hoping for a summer construction, so at least from a school standpoint, that would alleviate some of that issue. Mr. Nazaka stated yes. Ms. Malcolm asked what timeframe are you looking at for start and finish? Mr. Golon responded as far as the work beginning and then being completed, it is going to be somewhat dictated by the bid process and as we acquire our contractors, so I don't know that I can speak to that in any certainty. Mr. Nazaka stated as well as the golf season; I know that they are trying to work around obviously the main season so they can start working toward the end of the season and wrap up through the winter.

Acting Chairman Newberry asked for further comments from the Board. There were none.

Acting Chairman Newberry asked for comments or questions from the audience. There were none.

MOTION by Town Manager Sawyer that the Planning Board grant the following four waivers from the Town of Bedford Land Development Control Regulations, for the reason that they have no impact on the portion of the site that is being discussed this evening:

- 1. Section 317.1.4, to provide an existing conditions plan for only the portion of the site that is proposed to be developed;**
- 2. Section 317.1.5, to not provide the abutting lot lines, streets, pavement widths, alleys, easements, parks, and similar facts;**
- 3. Section 317.1.7, to not provide street rights of ways, building setbacks, lot lines and easements for the entire property; and**
- 4. Section 317.1.12, to not provide wetlands mapping for the entire site.**

Mr. Fairman duly seconded the motion. Vote taken - all in favor. Motion carried.

MOTION by Town Manager Sawyer that the Planning Board grant approval of the final site plan to renovate the Turf Care Facility for the Manchester Country Club, Lot 22-52, in accordance with the engineering plans prepared by TF Moran, last

revised April 3, 2019, with the following precedent conditions to be fulfilled within one year and prior to plan signature, and the remaining conditions of approval to be fulfilled as noted:

- 1. The Applicant shall address any outstanding technical review comments to the satisfaction of the Planning Director and the Public Works Director.**
- 2. In the event that the Planning Board approves the waivers, the plan shall be updated to list the waivers granted as approved.**
- 3. The applicant shall submit any outstanding engineering review fees.**
- 4. NHDES sewer connection permit shall be obtained and the permit number shall be noted on the plan.**
- 5. The applicant shall provide appropriate screening along Patten Road, subject to the satisfaction of the Planning Director, and the fence at the corner of St. Andrew Drive and Patten Road shall be repaired.**
- 6. The parking lot lights shall be turned off during non-business hours.**
- 7. Prior to construction, a performance guarantee in an amount approved by the Town for onsite maintenance of erosion and sedimentation controls shall be placed on file.**
- 8. Prior to construction, arrangements will be made with the Planning Department regarding payment and coordination of third party inspections.**
- 9. Prior to construction, the applicant will hold a preconstruction conference with the Planning Department, Public Works Department, and Building Department.**
- 10. Prior to the issuance of a certificate of occupancy for the building, the Applicant shall pay the sewer accessibility fee.**
- 11. Prior to issuance of a final Certificate of Occupancy, all site improvements indicated on the plan must be complete.**

Councilor Bandazian duly seconded the motion.

Ms. McGinley asked could you be a little bit more specific on the lights? What I am concerned about is the houses that abut the property and that they not be reflected upon the houses on Patten Road. Town Manager Sawyer asked you are talking about Condition #6? Ms. McGinley stated the problem I have with Condition #6 is turned off during non-business hours. Their business hours are not a consistent business hour. Town Manager Sawyer responded I did look at that as well and there is a lighting plan that is pretty far back in the package, L1 is the last drawing before the architectural plans, and to me it shows fixtures that are fully compliant with all of our requirements and there are no foot-candles other than just a slight number at the driveway itself, which I think is important to light being shown going off from the property line. It is posted on the screen now as well. At this point I think I am comfortable. Acting Chairman Newberry stated I think we heard the applicant also state this evening that their intent is to adjust those lights seasonally and to their normal working of 5:00am to 9:00pm. Ms. McGinley stated just so the people here know, in this location there is one house and then there are houses in Village Green and I think what you just described, I think they are fine. Acting Chairman Newberry stated the question to me is, is their assertion good enough or do we need to be more explicit in Condition #6. Ms. Hebert stated the complaints I receive are often that people see light and they

didn't see light previously. So even though the light isn't extending off the property line, you see a column of light across the street that you didn't see previously. So I think just having some control you could list the hours if you wanted to or it could be during non-business hours. We just didn't want the lights left on all night long. Ms. McGinley responded I am okay with that, and I would assume because it is a golf course, nobody is golfing in the dark. Ms. Hebert responded right. Town Manager Sawyer stated the workers do get there pretty early for sure, and I guess in the fall they may have to be there late at night when it is dark earlier in the evening just to clean up after the last rounds, but from my experience with this property owner, they are very good to work with and the superintendent has always been responsive and if they needed to do additional shielding, I think the Planning Director could work with the applicant to shield those lights more in the future. They could continue to work with the Planning Director now to lower those as much as possible along there. My experience is there are some pretty big flood lights out there right now and this will be a big improvement to the area. For me I like the condition that just says non-business hours, but I am certainly open to what the Board's preference might be. Ms. McGinley stated I am fine. Acting Chairman Newberry asked we are good with Condition #6 as it stands? Ms. McGinley replied yes.

Acting Chairman Newberry called for a vote on the motion. With all members voting in the affirmative, the motion carried.

3. Shane Patel (Applicant), An & Nam Kyung (Owners) – Request for site plan approval to construct a five-story 120-room extended stay hotel and associated site improvements at 270 South River Road, Lot 24-98-8, Zoned PZ.

Town Manager Sawyer stated before you get started; the staff report points out that I have already raised a concern with the plan, which is a little unusual that I am on record with a concern ahead of you presenting. I feel like I can be helpful to the process and be objective as well, but if you have concerns, I would certainly be glad to step down. Mr. Kevan responded that is up to you. Town Manager Sawyer stated okay; I will stay involved.

Jeff Kevan of TF Moran and Shane Patel, applicant, were present to address this application for a site plan approval on behalf of the applicant.

Mr. Kevan stated we are here for a proposed 5-story, 120-room extended stay hotel that is located at 270 South River Road, which is now Master An's Karate School area. The proposal is to remove that building, raze it, and construct the hotel. The site plan was posted. As you can see, South River Road is to the right on the plan, FE Everett Turnpike is to the rear, currently the Master An's building is in this front parcel, that would be removed, we would do some improvements at the existing driveway, come into the back, building to the rear, the parking lot is fairly standard, and porte-cochère drop-off type area. One of the things we are asking for is a reduction in parking. 160 spaces are required based on your standards and we are looking at 142, which the owner feels based on this type of use and the experience with hotels, that 142 is more than adequate. Again, this is an extended stay hotel so the owner has been talking with Hilton Home2 as the chain or the style hotel. They have small kitchenettes within them and this is really driven towards business type people coming in for a week or two weeks and staying at

the hotel. It has an indoor swimming pool, fitness room, and then the usual continental breakfast type of set-up. There is a small conference room that they have arranged so that you can open it up so that during the breakfast time there is some additional space and area for people to sit in.

Mr. Kevan stated the way the site is set up basically it is a flat site. There is very little runoff leaving the property currently, so we are capturing the runoff, putting it in underground stormwater chambers and recharging onsite, again, to maintain no net increase in runoffs leaving the property. All utilities are out in South River Road. Gas is on our side of the road; the main water line is on the opposite side. I know one of the staff comments is to see if we can tie into water on our side as long as we can do that without crossing over somebody else's property or getting easements. We have been contacted by the engineering firm looking to provide water to the sites based on the PFOA situation out there, and they were looking at getting a 1-inch or 1.5-inch service across; they were going to cross South River Road with it to service the Master An site. We had spoken to them about could we upsize that, so work in conjunction with them, but we are happy to work with the Town. If we can get water on our side of the road, it just makes our life easier. Acting Chairman Newberry stated related to that; there is also a question on sewer. Could you get to that? Mr. Kevan responded that is where I was going next. For telephone and electric there is a pole right in front, so we are working at just using that overhead and going underground from that pole that is just south of our driveway and running it up to the site. Sewer currently is across the road, the cottages for the Riverwalk Condominiums is just south of our site, which I had worked on that project and as part of that, we had the sewer coming up the roadway and Public Works wanted to put it behind these units and bring it up to South River Road, so we have put it in the location that they wanted. There is a Town sewer easement there, it is about 5.5 feet deep, the Town has a site south of here that they have looked at for a proposed fire substation at some point, and talked about upgrading that sewer or getting gravity sewer across South River Road. What that would entail would be replacing the sewer to the east about approximately 200 feet to make that deeper. The concern we have is you are working very tightly to the condominiums that are there. There is not a lot of land behind those units for the sewer. We talked and said we would be willing to cooperate and work with the Town. Right now, we are proposing to put gravity sewer from our building to the end of the parking lot, putting a small pump station there, and force maining it out and across South River Road. So the investment that we would be making would be this pump station and some directional bore of that force main under South River Road. We are willing to work with the Town and do something; we are not really willing just to bear all the cost. To get to the other side of South River Road isn't that big deal for us, so whether we are doing a directional bore of a 2-inch line or an 8-line isn't that big of a deal from a cost standpoint. It is that 200 feet that concerns me as far as what that cost would be because it is not just that you are putting in sewer, you are working in people's backyards and near their decks and patios and that kind of thing. That is kind of an unknown and we aren't willing to just commit to do that but we are willing to work with the Town and cooperate as much as possible. I just wanted to make sure that everybody understood that there is some limitation on how much we would be willing to go with that.

Mr. Kevan continued other than that, as far as the site is concerned, we have a request of three waivers. One I had already mentioned is the parking where we are proposing 142 spaces where 160 are required. The second one is, again, you can see our edge of parking or pavement on this

driveway is 22.5 feet off that north property line where 28 feet of landscape buffer is required, and the dumpster is down in this location, and, again, it is 22.5 feet off from the property line, so we have mitigated that with our proposed landscaping plan by proposing a fairly heavy landscape buffer through this area, in the area where the dumpster is and the transformer. We have shown arborvitaes and that type of planting. I think we have some white spruce in here and then we have a variety of forsythia and rhododendron and the arborvitae in those locations. So we feel we have mitigated that but we are requesting the waivers for relief in that location. Those are the site waivers that we have requested.

Acting Chairman Newberry asked are there questions or comments from the Board on the site plan at this point? There were none.

Mr. Kevan stated the architect that Mr. Patel has hired is from Fairfax, VA because he has worked on several Home2 hotels. He couldn't manage to get up here, so I apologize that the architect isn't here. Mr. Kevan distributed building material samples to the Board.

Mr. Kevan stated if you are looking at it, basically the base of the building you can see has like a stone ledge veneer, it is approximately 11 feet in height and runs around the entire building along the base. Posted are the perspective elevations of the proposed building. With the front of the building what we are looking at is a stone base and then in the front of the building this center area is that same stone extended up and this one vertical component is that same material. In the back similarly there is a stone base and then this material extended up through that middle section. This posted perspective shows the same thing, again, the stone material across the base and up some of these vertical components. The middle area is fiber-stone panel, which has like an architectural block look to it, and then these borders are the efface type material and we have given you two alternatives. This one is basically staying with a brown/tan material for the block and then the efface material as you can see is this end column and then kind of frame the top of the building as well and then some of the vertical panels. Alternatively, the architect showed it basically sticking with grayish tones other than the stone material and those were the two alternatives that we had put out. Windows are aluminum, in the front of the building there is the porte-cochère, which is just painted metal, and next to it there is an outdoor type lounge or deck type area that has a redwood trellis type architectural component around it. The elevations do show the screening of the mechanical equipment. You can see a couple of locations on the side and front that have screening of the mechanical equipment on the two ends and on the side. Other than that, I will do what I can to answer your questions on architectural.

Acting Chairman Newberry stated I did have one question about the architecture. In the rendering, the stonework seems to have a brown shade to it but what I saw there looked more gray. Mr. Kevan stated yes; it is brown. They weren't able to get the exact color on that, but it is a brown color. The renderings represent the color layout that we are proposing. Acting Chairman Newberry asked so the renderings are fairly accurate? Mr. Kevan replied as far as the color, yes. Mr. Patel stated we just couldn't get the brown because the company that produces them didn't have them in stock. Acting Chairman Newberry stated thank you. Ms. Hebert asked so the stone veneer is supposed to look more like individual stones as opposed to the masonry block? Mr. Patel replied that is correct. Ms. Hebert stated it looks like the plan has been revised to have that stone go up the second column and along the base, so it has been updated to be a

little bit different from what you see on your monitor. Mr. Kevan responded that stone has been taken up this vertical section as well and then in the back of the building. Ms. Hebert stated I think if you scroll down you might hit that image. Acting Chairman Newberry stated I think that is reflected in the perspective. We have two perspective renderings with one in brown and one in gray and that one appears to show the stone in the second indent. Mr. Connors stated we asked them to make some revisions on the architectural plan, so the architectural plans dated April 16, 2019, the one that Mr. Kevan is showing now, are the final versions of that. We do have a condition in the staff report that they update the architectural elevations to show these materials. The changes from the previous architectural plan is that the masonry has been extended to cover the entire base of the building as well as the three portions of the building that goes all the way up to the top floor. Acting Chairman Newberry asked so that reflects the current plan? Mr. Connors replied yes. Mr. Kevan stated the stone is brown and then that would be the architectural block, and the two alternatives as far as efface work, and choose whether they prefer gray or the brown tone.

Acting Chairman Newberry stated the windows in these are rendered gray, which I think is maybe a little misleading. What are those windows really going to be? Are they going to be primarily dark or will they primarily have some kind of white or colored drapes in them? Mr. Patel replied once the interior furnishing is done, it is going to have a black-out shade that is going to be white. But I think what is happening is they can't really show that on here. Mr. Kevan stated we had that conversation because I heard the concern previously with the apartments of would it be black or what color. Acting Chairman Newberry stated I just wanted to make it clear to myself and anybody else that is interested that the way they are rendered is not how they are going to look, which is going to impact the overall vision of it to some degree. Mr. Patel stated the other thing is Hilton wouldn't allow it either. Mr. Kevan asked so you said there will be shades or blinds that have a white backing? Mr. Patel replied correct. I don't know if you have been to the Hampton Inn, we have a blackout shade, it is just plain glass and then they have a blackout shade, so the new Hilton requirement is now if you are sleeping in the room, you shouldn't see any sunlight at all. If there is outside lighting, you shouldn't see that. So what they came up with is just the white cotton material that doesn't allow the light to get through it and it is just plain white. Acting Chairman Newberry asked and that is controllable by the occupant? Mr. Patel replied correct.

Acting Chairman Newberry asked are there other comments or questions from the Board.

Councilor Bandazian stated the north and south elevations, at least in the images that we have, look pretty plain, but it appears that there is some horizontal banding between the floors. Could you describe what that is going to be? Mr. Kevan replied I guess I don't know that I can give you a real clear answer. There is some banding and I know Mr. Connors had some discussion with the architect on how significant that would be. Councilor Bandazian stated I am more concerned about the sides of the building where it is just a row of windows. Mr. Kevan stated there are some horizontal bands in there, but, again, I can't tell you exactly about that. It is the same type of material but I don't know how different it would make it look. Ms. Hebert stated they could add a darker brown band to break it up. Mr. Patel stated I think that shouldn't be a problem if you want to have a darker brown, we could do that. Ms. Hebert stated also looking at the porte-cochère with the flat roof. Typically in Bedford you would see a peaked roof over an

element like that. Mr. Patel responded this is one of their signature porte-cochères, so any Home2 Suites you go to this is the new standard they are going with. They are going away from the traditional look to a more contemporary, modern contemporary look and that is why you see all the rectangular shapes.

Acting Chairman Newberry stated let me throw out my two cents on the color rendition. The brown motif to me is kind of more southwest and I would favor the gray motif, partly because it is more like granite, and also to my mind at least, it has a degree of gray weathered siding to it, which I think both would be more appropriate than a southwest theme. That is just my opinion. I don't know how the rest of the Board feels.

Acting Chairman Newberry stated I did have another question on the conditions. Have you had a chance to review those? Mr. Kevan replied yes. Acting Chairman Newberry asked do you have any issue with them, particularly I was thinking of Conditions #9 and #10, which are related to the issue of the utilities. Mr. Kevan responded again, I am happy if I can get water on our side of the road, I am happy to do so, I just don't want to be in a situation where I am cornered and I need to get an easement from somebody. The only site I am not familiar with is the Sullivan construction building site. I know they built the building to the rear, I am not sure if that is public water in the front of the site or if it is a private water line. If it is public, I am happy to tie into it. With the sewer I see the way the statement is written, and, again, I just want to make sure I guess that if we got to a point where we couldn't work out the financial end of that sewer, that we would have to come back to the Board and talk to you about it. Acting Chairman Newberry stated my concern was whether you had an opportunity to review the conditions and what happens if it were to come to some impasse. Mr. Kevan responded I think we have a problem with that; I have kind of made our position known to staff, and if we reach an impasse, we will have to come back to the Board to try to get some type of agreement for that. The sewer is the only one that I see is the question mark and how much we would be asked to carry that. Acting Chairman Newberry asked is the Board comfortable with that? Hearing nothing, I guess there isn't any immediate objection or concern.

Town Manager Sawyer stated I would like to comment on the water line. We had previously been told that we couldn't cut into the road and if the State is allowing that to be done, I think Condition #6 reads just fine. That would allow you to put the waterline in as you proposed but that waterline is within the pavement of South River Road, it is not beyond it, so we have previously been told that you couldn't cut that to make that connection. There is also water to the south at Sunset. There is a water main that goes across South River Road at Sunset, so one property to the south. So one property to the north or one property to the south it is on your side of the road. Mr. Kevan responded and that is fine. We were talking about a directional bore line under South River Road, but you are right, at some point you would have to dig up the line you have to connect to, but if we can get in north or south, that is fine. Town Manager Sawyer stated so I think Condition #6 works just fine for that one. At Sunset it is the line that goes all the way across under the turnpike and feeds the high school, so it is plenty big enough to supply you there.

Town Manager Sawyer stated on the sewer main we are really talking more as a neighbor on this, not so much as Big Brother mandating something. We definitely believe that having a hotel

that is serviced by gravity sewer is a much, much better solution and will save the applicant any additional costs that we might be talking about with this partnership that we enter into. Anytime we have that many residents or a hotel like that on a pump station we are the ones that will get a call in the middle of the night if the pump goes down, so if we are dealing with a gravity sewer main, we just believe it is better for everybody involved. We are looking to be a partnership and previously there were at least two other abutters or neighbors that wanted to be part of that plan. It wasn't actually drawn up for the Town initially, it was an office building just to the south that also needs and wants sewer, so that they can upsize the number of employees they can have on their site. Right now they are limited because of being on septic. It is more of a neighborly solution to the sewer. We absolutely agree it is going to be a challenging construction project. The only issue that I have from the Town Manager side is that we just don't have a contractor that can do the work this year, so we are hopeful that the applicant would have a site contractor already lined up and that we might be able to work with them. So I think there are some things to work out but in the end I think it will be better for them and for us and for our neighbors on either side of their project.

Ms. McGinley stated the site as laid out pushes the building away from South River Road and there is a big piece of land there. What is going to be done with that? Mr. Kevan asked the parcel in the front? Ms. McGinley replied yes. Mr. Kevan replied at this point there is no specific plan. The purpose for the site is the hotel. As you know, several properties have left little outparcels in the front and this is no different than that. The question is, if you can find somebody in the future that could come in there and fit in there, then we would do that, but right now there is no specific plan or tenant or anything like that. Ms. McGinley stated thank you. Mr. Fairman stated I wanted to point out Condition #12 that does require that you landscape and maintain the landscaping on that part of the property. Mr. Kevan responded definitely. Again, this is a high-end hotel. You are not going to have people drive in past unkempt property, but thank you for pointing it out. We agree to that. Town Manager Sawyer stated my only comment on that is that any future use should not be anticipating their own curb cut, they should be working off from this site driveway. Mr. Kevan responded correct; and if and when that is ever developed, we would have to go back to the DOT to amend that curb cut because we aren't applying for any other type of use off from that, but we understand it is one curb cut. Acting Chairman Newberry stated that future development would likely trigger a turn lane also. Mr. Kevan responded potentially, yes. Town Manager Sawyer asked have you had any initial conversations with the State about turn lanes? Mr. Kevan replied I have talked to them and, again, what is occurring directly in front of the site, there is a little painted transition area directly in front of the driveway. There is probably about 4 or 5 feet where the paint in the middle of the road that would allow a car to pull off and get in. Again, it is the low trip generation and my initial conversations, and we have submitted a driveway application to them, my initial conversations with Richard Radwanski was that it all sounded reasonable that we wouldn't need additional turn lanes but we do have to go through them and get that blessed. We have started that process.

Acting Chairman Newberry stated Condition #13 talks about 18 additional spaces. Mr. Kevan responded that is up to the Board if you feel having them designed and ready to go; it is not a big deal for us to add it to the plan. We feel the 142 spaces is more than adequate for 120 rooms. This isn't set up where people are going to be coming to this site for any other purpose. There

isn't a conference room set up for seminars or anything like that, so it is up to you if you want those additional spaces designed, we can do that. We don't think it is necessary. Acting Chairman Newberry stated you don't currently show it; can you just estimate where and how you think you might address that. Mr. Kevan responded it would be to expand these parking rows and just push this row of parking out and add spaces in each of the aisles as you go down. Acting Chairman Newberry asked is staff comfortable with that or do you think the Board should be more explicit? Mr. Connors replied it is up to the Board. The condition we have is something we did for the Haigh-Farr research and development facility on Harvey Road, so I just kind of copied from that condition, but in the past the Board has granted parking waivers without having to do it. It is up to the Board. Acting Chairman Newberry stated it doesn't sound like it would be a big deal just to show how you could do it. Mr. Kevan stated it would add roughly three or four additional spaces in each row. Mr. Patel has the hotel across the street, Home2 has their strict standards and requirements, 142 is satisfactory from both perspectives and from their experience, but if the Board wants us to show that. Acting Chairman Newberry stated I think we just want to make sure that it can be done, and I think with a site like this it is pretty clearly easily done as opposed to some sites where you say how are you going to do that. I am comfortable with leaving it. Mr. Fairman asked there are no family suites planned? It is just basically set up for individual businessmen to come in or will there be families to come in? Mr. Patel replied the Home2 concept is set up for usually a business traveler that is coming in and staying a week to ten days. Usually they would be staying at the Hampton Inn but now if you are staying ten days in a row, they like to have bigger rooms. The room sizes are bigger than the Hampton Inn size, which is 12 x 26. This one is going to be 14 x 30, so they have a lot more working space. The whole concept of this is designed for a business traveler. They want the guests that are staying two to four days at a Hampton Inn where they don't have enough working spaces, so this concept came up where they are staying for ten days or two weeks and so forth, they have a lot more working area. The whole concept is designed for a business traveler. Mr. Sullivan asked outside of the breakfast facility, there is no restaurant capacity? Mr. Patel replied no.

Ms. Hebert stated looking at the plan I just noticed something. We would typically require a sidewalk to be constructed along your site driveway to South River Road. There are no sidewalks on this portion of South River Road but there are sidewalks just to the north as you cross over the highway beyond Lowes/Target, and South River Road is proposed to be widened with sidewalks on both sides of the street similar to the northern section. It is just something the Board may want to consider that staff overlooked during the review. Mr. Kevan stated our biggest concern is where are we sending these people on foot. Unless there is some place that they would be walking to, restaurants or something nearby, I really hate to send them down to an active road or intersection that doesn't accommodate the pedestrian. Mr. Fairman stated you would be surprised at the number of people that are walking from there up to Trader Joe's at this point from that area from the apartments and complexes and walking up all the way. People staying there might decide to walk up to the Market & Main complex once that opens rather than getting in the car to drive. Mr. Kevan asked you are saying that you think there may be pedestrians that do that? Mr. Fairman responded I know there are pedestrians now that walk up that way to Trader Joe's, and I can just see as Market & Main comes online, a person staying in this hotel for eight to ten days with no restaurant there might very well decide to walk during nice weather to restaurants rather than trying to drive up to them in that area and what is going

on in that area. So I think extending the sidewalk that is pretty close down across in front of that might be something to look at. Mr. Kevan stated I don't think we have an objection to putting the sidewalk in there, it is really just a question of where would they be going as far as taking it down the driveway and maybe making a connection towards the north. I am not sure where the residents are walking if they are staying off from South River Road and walking through some of these side streets before they get up and cross to the bridge. I don't know. Ms. Hebert stated it adds a sidewalk so in the future when the State constructs sidewalks. Councilor Bandazian stated I think the closest eating location would be Extra Touch Gourmet, which is just a little bit down the road and across at Hawthorne Drive. It is quite conceivable that somebody would want to walk there. Ms. McGinley asked are there sidewalks that go across the interstate? Ms. Hebert replied yes. Taking the first turn you could go, which is on the east side of that project. They are close.

Acting Chairman Newberry asked for comments or questions from the audience.

Justin Biligus stated we own the property at 9 Sunset Lane. We like the plan; it looks great. I think it would be a tremendous addition to the area and we would cooperate in any way that we can to assist.

Mr. McMahon stated with the stormwater management plan that you have right now if you add extra parking spaces, will that plan continue to meet the requirement for additional spaces. Mr. Kevan replied we will have to look at it to see if we would have to add some chambers to accommodate that, but we can set it up so that they can be added on in the future. Mr. McMahon stated and it would probably be more economical for you also.

Mr. McMahon asked has Chief Wiggin taken a look at #13 in the VHB report concerning the maneuvering room and turn radiuses for his equipment? Mr. Connors replied the Chief and Captain Hunter were involved in the review. I did mention that there was this outstanding condition and they will have to address that prior to getting the plan signed. Mr. McMahon responded thank you.

Acting Chairman Newberry asked for further comments or questions from the Board. There were none.

Acting Chairman Newberry stated there are a couple of waivers requested. They don't look like they are terribly controversial. What is the pleasure of the Board?

Ms. Hebert stated the Board should talk about the signage. There is an existing billboard on the site, and in the past we have considered the billboard to be the free standing sign, so the hotel would not be allowed a free standing sign unless the billboard was removed or the Board granted a waiver to allow two free standing signs on the site. Councilor Bandazian stated I thought Condition #15 handled it nicely. 'Prior to the commencement of work, the billboard shall be removed from the site.' Mr. Kevan responded we don't have a problem with removing it if legally we are allowed to. I seem to recall my surveyor mentioning that there was some long-term agreement that allowed for that billboard, and I can't remember exactly what the circumstances are. I thought that the existing owner had tried to get that removed and I don't

believe he was able to do that. We are happy to look into and if there is no legal problem with having it removed, we don't have a problem with doing that, but if there is a legal issue where we can't take it down, that there is a long-term agreement for it, we have requested or shown or planned a monument style sign up next to the roadway. We definitely would like that or need that since the building is set back. I don't know if you could propose the condition that as long as there isn't a legal requirement for that to stay, that we would remove it. Councilor Bandazian stated I think I would like to know what the legal requirement is before I negotiate that term. Mr. Kevan responded if you want us to come back, we can. Councilor Bandazian stated we would be happy to see you back for that. Mr. Kevan responded thank you. Councilor Bandazian stated I would like it removed at some point. If it can't be before construction starts. Mr. Kevan stated I guess if you want to make it a condition that it be removed and then we would have to come back before you if there is a reason that it can't be done. Acting Chairman Newberry responded that is probably the most straightforward way of handling that.

Ms. McGinley asked are you going to have a sign on the back of the building? Do you need a sign on the back of the building next to the highway? Mr. Patel replied I think that is going to be dictated through Hilton because Hilton makes us put certain signage up there just like the Hampton Inn, so we have a little entrance sign and then we have a sign on the back of the building. Acting Chairman Newberry asked that would be the turnpike side of the building? Mr. Patel replied yes. Or it could be in the front; I have no idea. If you are saying that we can't allow the sign on the front, then nobody will be able to find us. Mr. Kevan stated so potentially we may have to come back to you concerning signage once we have requirements from Hilton. I am trying to think of the height requirement for the building mounted sign. Ms. Hebert responded there is no height requirement in the Performance Zone. It just needs to be mounted to the building and can't project out. Mr. Kevan asked and below the eave? Ms. Hebert replied yes. Town Manager Sawyer stated the one on the front of the building appears to be compliant, at least in location. I don't know about size though. Mr. Kevan stated we will look at that, and I guess we would come back to you for signage once we have the specifications from Hilton. Ms. McGinley stated it is just advantageous if you did have one. Mr. Kevan responded yes. I think the Town allows a building mounted sign where you face two parking lots or what have you, so there may be an allowance for that sign but my guess is size would be an issue. Acting Chairman Newberry stated I think you want to be advised that the Board isn't too keen usually on granting wild overages. Mr. Kevan responded yes, I have heard of that. We would assume we would be back before you with signage.

Acting Chairman Newberry asked have we sorted out the brown or gray on Condition #11? Ms. McGinley stated I would rather have gray. Mr. Fairman stated the brown is a little softer than the gray but that is hard to tell on the rendering. I am not hung up on either one of them particularly. Mr. Patel stated we looked at both of them and the in the architectural design of the color scheme, we looked at the gray and it just looked very dull. I thought with the décor of the Town of Bedford we figured the brown would blend in better. Ms. McGinley stated I am okay on it. There is not a lot of difference between brown and gray, and I would rather go with what you just said. Mr. Fairman asked are there any Home2 hotels in these colors nearby that we could look at? Mr. Patel replied we will be the first one in New Hampshire. There is another one in Foxboro, MA that just opened up about six months ago. I think there is one under construction in Portsmouth. Councilor Bandazian stated I found a website that had architecture

for every single one in the country, but I don't know if staff has it. Ms. Hebert stated we could pull it up now on the monitor.

Mr. Fairman asked do we need to add a condition relative to coming back on the signage? Acting Chairman Newberry replied I think we probably do want to do that. I don't know if that would be a separate condition or that we just make an amendment to Condition #15. Town Manager Sawyer asked but if all of their signage is compliant, do you still want them to come back? Acting Chairman Newberry replied if they are compliant, I don't see any need or reason for them to come back. Town Manager Sawyer stated the way it reads right now is they would come back if they needed a waiver. Mr. Fairman stated I guess we don't need a condition.

There were photos of several Hilton Home2 Suites posted on the screen. Acting Chairman Newberry stated those photos answer the question of the windows. I spoke to the gray but if the applicant's preference is to the brown, I don't have any issue with that. Mr. McMahon stated I don't either. Ms. McGinley stated some of these have two colors. You are going to use just one? Mr. Patel stated I think we did propose but then it was such a bright color we thought that you wouldn't like it. Ms. Hebert stated I think the stone was used on the Hilton Head Home2 Suites. Ms. McGinley stated I actually prefer the gray but I will go with the majority. Mr. Fairman asked do the windows open out? Mr. Patel replied no. Mr. Kevan stated the applicant's preference would be the brown. Mr. Biligus stated I like the brown also. Acting Chairman Newberry asked have we resolved Condition #11? The way it is written it needs to be resolved. Town Manager Sawyer stated based on the earlier conversation raised by Councilor Bandazian, I was going to add to Condition #11 that the ends of the building with banding or other details subject to the approval of the Planning Director. That is just a suggestion. Councilor Bandazian stated I would like that.

MOTION by Town Manager Sawyer that the Planning Board grant the waiver from the Town of Bedford Land Development Control Regulations Section 322.2.1, to allow 142 parking spaces to be provided where 160 are required. (Condition #13 in the site plan approval motion would require the applicant to show where the additional parking could be placed if needed.) Councilor Bandazian duly seconded the motion. Vote taken - all in favor. Motion carried.

MOTION by Town Manager Sawyer that the Planning Board grant the waiver from the Town of Bedford Land Development Control Regulations Section 327.2.1, to allow a dumpster enclosure 22.5 feet from the property line where 25 feet is required. Ms. Malcolm duly seconded the motion. Vote taken - all in favor. Motion carried.

MOTION by Town Manager Sawyer that the Planning Board grant the waiver from the Town of Bedford Zoning Ordinance Section 275-63(4), to allow a reduced side landscape strip on the north side of the property. Ms. McGinley duly seconded the motion. Vote taken - all in favor. Motion carried.

MOTION by Town Manager Sawyer that the Planning Board grant final site plan approval for a Home2Suites extended stay hotel at 270 South River Road, Lot 24-

98-8, Zoned PZ, in accordance with the plans prepared by TF Moran, last revised April 4, 2019, and the architectural plans by ZHA Architects, last revised April 16, 2019, with the following conditions to be fulfilled within one year and prior to plan signature, and the remaining conditions of approval to be fulfilled as noted:

- 1. The Director of Public Works and the Planning Director shall determine that the applicant has addressed all remaining technical review comments to the Town's satisfaction.**
- 2. In the event that the Planning Board approves the waivers, the plan shall be updated to list any waivers granted as approved.**
- 3. The NHDES Alteration of Terrain Permit shall be obtained and the approval noted on the plans.**
- 4. The NHDES Sewer Discharge Permit number and approval of the work in the state right-of-way shall be noted on the plan.**
- 5. The NHDOT Driveway Permit number shall be noted on the plan.**
- 6. The applicant shall revise the plan to show water service extended from the west side of South River Road or alternatively provide documentation that NHDOT does not object to the proposed water extension across South River Road.**
- 7. A letter from Manchester Water Works stating that they will be able to serve this project shall be submitted to the Planning Department.**
- 8. The Applicant shall submit any outstanding engineering review fees, if any, to the Planning Department.**
- 9. The Applicant shall revise the Utility Plan to the satisfaction of the Department of Public Works.**
- 10. The Applicant shall enter into an agreement with the Town for the construction of a public sewer main across South River Road, to Sunset Drive and northerly to the site, at a cost to be determined by the Department of Public Works.**
- 11. The architectural elevations shall be revised to show rendered elevations of the April 16, 2019 architectural plans in brown with all dimensions and building materials noted, with the ends of the building shown with banding or other details subject to the approval of the Planning Director.**
- 12. The Applicant shall revise the landscape plan to provide two additional trees in the Street Tree Landscape Strip and show the area between the hotel parking area and South River Road shall as loamed and seeded and maintained as lawn space.**
- 13. The applicant shall revise the plan to fully design a reserve parking area providing spaces on the site for 18 additional vehicles. If the provided parking on the site proves to be insufficient, the Planning Director shall be authorized to require the reserve parking area is built.**
- 14. Prior to the commencement of work, all existing buildings on the site shall be demolished.**
- 15. Prior to the commencement of work, the billboard shall be removed from the site.**

- 16. Prior to the commencement of work, arrangements shall be made with the Planning Department regarding payment and coordination of third party inspections.**
- 17. Prior to commencement of work, a pre-construction meeting shall be held with the Planning Department, Department of Public Works and the Building Department.**
- 18. Prior to commencement of work, a performance guarantee in an amount approved by the Town for onsite maintenance of erosion and sedimentation controls shall be placed on file.**
- 19. Prior to the issuance of a certificate of occupancy for the building, the sewer accessibility fee shall be paid.**
- 20. Prior to the issuance of a certificate of occupancy for the building, all onsite and offsite improvements depicted on the plan shall be completed.**

Ms. McGinley duly seconded the motion. Vote taken - all in favor. Motion carried.

IV. Concept Proposals and Other Business: None

V. Approval of Minutes of Previous Meetings:

MOTION by Councilor Bandazian to approve the minutes of the March 25, 2019 Planning Board meeting as submitted. Mr. Fairman duly seconded the motion. Vote taken; motion carried, with Town Manager Sawyer abstained.

MOTION by Councilor Bandazian to approve the minutes of the April 8, 2019 Planning Board meeting as submitted. Ms. McGinley duly seconded the motion. Vote taken; motion carried, with Mr. Sullivan and Ms. McGinley abstained.

VI. Communications to the Board:

Ms. Hebert stated today there was a small Earth Day celebration with Senator Jeanne Shaheen at the trailhead to the Pulpit Rock Gage Mill site off from Pulpit Road. The trailhead was originally required as part of a Planning Board approval and the parking lot was constructed when the subdivision was originally built. The Town received some grant funding to improve the trail access from that point. I just would encourage you to go take a look. It is a nice amenity for the neighborhood and it was something that originated as part of the Planning Board's review and approval of the subdivision.

VII. Reports of Committees: None

VIII. Adjournment:

MOTION by Councilor Bandazian to adjourn at 8:55 p.m. Town Manager Sawyer duly seconded the motion. Vote taken – all in favor. Motion carried.

Respectfully submitted by
Valerie J. Emmons