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Town Planner's Recommendation
Wednesday, February 12, 2014

VIII. ***Public Hearing - 90 Bennett Road – Thompson Inn***. Amendment to approved site plan for new parking lot and driveway for 10-room inn. Stephen and Lori Lamb, applicant; Rokeh Consulting, Site Designer. Tax Map 14, Lot 34-1. Rural Zoning District.

➤ I recommend the board review various issues and continue public hearing to July 9

Please note the following:

- 1) Outstanding items. There are a number of items still to address. If these can be addressed properly in a timely manner we are hoping for final action on July 9.
- 2) TRG. Steve Lamb met with TRG on June 10 and we discussed numerous issues.
- 3) Driveway permit. The driveway permit has been issued. It requires that there be a flagger whenever there are special events. Left hand turns are difficult but can be made when there is a flagger there. The conditions are:
 1. The driveway is used for only exiting for special events.
 2. A traffic detail (police officer or flagger approved Durham PD) be posted on Bennett Road at all times to ensure traffic safety especially for vehicles traveling east on Bennett Road.
 3. A gate be installed and the gate be closed at all times during non-events and when a traffic detail is not present.
 4. Any drainage issues be addressed to the satisfaction of Public Works.
- 4) Existing driveway. While the existing driveway is narrow, the Planning Board seemed fine at the site walk with using it for 2-way traffic since it has been used that way for many years, the site plan for the inn was approved with it, and there is room on the side for cars to pull over as needed into the grass.
- 5) Driveway easement. The applicant believes there is an easement to cross the UNH driveway to access their land. We should see a copy of the easement. If there is not one, a memo from UNH should suffice given the history of its use by the applicant. The applicant said UNH does not use this driveway and he maintains it. The applicant and UNH will likely do a boundary line adjustment in the future to convey this land to the applicant.
- 6) Gate. We will need a detail of the gate. Whether it has a lock should be up to the applicant.

- 7) Fire access. The Fire Department would access the site from the main driveway. Fire would use existing driveway to the inn. According to the applicant that driveway is old and very dense. The department would likely leave the site the same way, rather than exiting along the new access at Bennett Road. There is a proposed culvert on the new driveway, just below the cul de sac. It should be confirmed that this design will handle a fire truck. To reach the barn the department would likely set up in the cul de sac or come up the curved driveway just a little ways. If there were a car fire in the far parking lot the department would likely run a hose up there. There are no other particular requirements the department is asking for now. We should include a condition that driveways remain clear and that vehicles are parked only in designated areas.
- 8) Sprinkling. The inn is sprinkled. The Fire Department will examine whether the barn will need to be sprinkled. This could be quite cumbersome since there is no municipal water here. The department recommends that the applicant hire a fire protection engineer to look at this. The barn will have one main floor with high ceilings which may eliminate the requirement.
- 9) Driveway erosion. The applicant said his engineer has looked carefully at the steep driveway going up the rear (12%) slope to ensure it does not erode. We need a cross section for this driveway. Is it the same as that shown for the parking lot? I don't know that we wish to require it but it would be helpful for the applicant as well as the Town to provide a profile of the all of the new driveways and parking lot.
- 10) Walkway. We need a cross section and grades.
- 11) Parking. After reviewing the total requirements for parking and the 46 spaces that are shown, it has been determined that the applicant will need a variance for the amount of parking – for the total uses in the inn, barn, barn additions, and tent. He plans to submit for the July 8 ZBA meeting.
- 12) Parking lot. If the barn is used in the winter, the upper parking area will need to be plowed to accommodate it. The hammerhead shown will not be marked on the ground in any way. The applicant will install concrete curb stops in front of the upper parking lot spaces. This should be shown on the plans.
- 13) Handicap access. One handicap (van accessible) space will be added next to the barn and a handicap access way to reach the barn and tent will be added.
- 14) Stormwater. A detailed stormwater analysis is needed, including details of the infiltration pond and a cross section of the swale next to the curving driveway. Rip rap will likely be needed in the swale; if so, details will be needed. This is the main concern of DPW.
- 15) Water. The well serves both the barn and the inn. There is a line from the well to the barn, though it is hard to read on the plans.
- 16) Leach fields. The fields are in place now.
- 17) Electric. The applicant will bury the electric line from the existing pole on his property. A waiver will be needed to keep the portion of the line between the two existing poles above ground. I think this makes sense. The new buried line should be shown on the plans.

- 18) Snow storage. The logical place for snow storage from the parking lot is the UNH property. The applicant will contact UNH to see if this is acceptable.
- 19) UNH contact. The applicant says UNH has been very cooperative with their project. His contact at UNH is Doug Bencks, Campus Architect.
- 20) Fencing. Show the location for proposed fencing on the plans. The applicant submitted a photo of the proposed fencing – 4 foot high split rail (with 3 rails).
- 21) Buffer. The ordinance requires landscaping in the 5 foot buffer next to the parking area. Given the dense trees on the adjacent UNH property it is appropriate that only minimal shrubs be planted here. If the applicant needs to appear before the ZBA for the parking variance it is suggested they apply for a variance to not need to plant any shrubs here.
- 22) Special events. This site plan amendment includes approval of holding special events at the site. A variance was issued for a function room for the inn but this new use has not been reviewed yet by the Planning Board. This would include customary outdoor activities and activities in the tent, such as weddings. The applicant says the only neighbor who can see the site is Dick Lord. Mr. Lord attended the site walk and expressed no concern about the project. The only 2 legal abutters to the property are UNH and Mr. Lord, so these are the only neighbors who were notified of the public hearing.
- 23) Limits on special events. We spoke with the applicant about prospective limits on special events: events, music, and any amplification ending at 11:00 p.m. on Friday and Saturday nights and 10:00 p.m. on other nights.
- 24) Building elevations. Some changes will be made to the barn, so the applicant will bring in elevation drawings showing the changes. The changes may evolve more after final action, but not in substantial ways. The Town does not have purview here other than to review the drawings and make suggestions.
- 25) Lighting. The applicant will install LED light strips in various places. The plans should indicate where this will be and details of the lighting should be submitted.
- 26) Shoreland Protection. Approval from NHDES will be needed as a condition.
- 27) Miscellaneous. The foundation will be removed and regarded. This should be noted on the final plans.