

Site Walk Minutes
19-21 Main Street Parking Lot
December 2, 2020

Planning Board

Barbara Dill
Lorne Parnell
Sally Tobias
Heather Grant
Guy Johnson
Michael Lambert
Paul Rasmussen (recused but attending)
Michael Behrendt, Town Planner

Applicant

Pete Murphy
Mike Sievert, engineer
Robbi Woodburn, landscape architect

Others

Janice Aviza
Diana Carroll
Bill Hall
Rich Hallett
Beryl Harper
Annmarie Harris
Sandra Hebert
Chuck Hotchkiss
Eric Lund
Josh Meyrowitz
Sally Needell, Town Council /Chair of Conservation Commission
John Parry
Rich Reine, Public Works Director
Jim Rice, Town Assessor
Bob Russell
Carolyn singer, Historic District Commission
Christine Soutter, Economic Development Director
April Talon, Town Engineer

Lorne Parnell called the meeting to order at 12:05 noon. Attendees introduced themselves. Mike Sievert explained the project (These are his comments below except where otherwise noted). He explained the entrance from Main Street.

The width of pavement in the entrance way now is 42 feet (not including the parking spaces) and will be reduced to 28 feet. The current pavement along the entrance is about 18 feet wide from the curb to the near end of the striping for the parked cars.

The front parking spaces will not change. They may put on a new top coat of asphalt.

The grades will change a little. There will be a landscaped island at the entrance. The light will remain but the utility pole will be moved a little. Utilities from that pole into the site will be underground.

The parking lot will be about a 3% grade. The earlier design was at a 5% grade. The natural site is now mostly 10-15% grade. There will be a retaining wall at the back. It will be about 25 feet high at the highest point which includes a wall above the parking lot to block lights. There is a ribbon at the top of a small tree marking this height. Robbi Woodburn said the wall grays out over time so it is less noticeable. The trees will be planted at 7 or 8 feet height.

The slope is flatter than the earlier design and water will collect in the islands and then be treated in an underground system. These are plastic chambers. The system will be above the existing grade of the ground, about 7-8 feet below the parking lot. There may be treatment for separating out oil in the runoff as well. They may use machines to melt snow if needed.

Josh Meyrowitz asked about noise from cars, plow trucks, and other vehicles. Mike said nothing is planned now in this regard.

The parking lot would be about 100 feet from the rear lot line. Mike said this area would be protected except where they need to install a new sewer line. Trees for buffering would be installed a few feet out from the wall. Mike said they modeled the 50 and 100 year storms and there should not be erosion from runoff into the buffer.

There is no planned pedestrian connection to Mill Plaza, but if the parking lot ends up serving Mill Plaza perhaps there could be a connection at an upper floor of Mill Plaza.

There is a trench with an active sewer line. That sewer line will be replaced on higher ground and the two adjacent houses will be reconnected.

Annmarie Harris asked about entering the site from Chesley Drive to get that perspective. Lorne Parnell said the Planning Board had decided to do the site walk starting from the front of the property.

Lighting was discussed. The proposed lights are 14 feet + in height. Mike said they would be set back from the wall so the lights should not be visible or cause glare. He said they will be shielded. Barbara Dill asked if they are similar to the lights in the parking lot at Great Bay Kennel. Mike said they are similar. Barbara said those lights are very bright.

Richard Kelley asked how many cubic yards would be needed and how many dump trucks there would be. He asked that the beeping of trucks be carefully managed to reduced noise for neighbors.

There is only one small wetland on the site. It is smaller than 3,000 square feet and not subject to the wetland overlay district. There is an adjacent wetland that is over 3,000 square feet. The sewer line may be located within the wetland overlay district. That line may need to be replaced in the same location.

The meeting adjourned at 1:10 p.m.

Respectfully submitted.

Michael Behrendt, Town Planner