

NORTH BERWICK PLANNING BOARD

MINUTES OF PLANNING BOARD MAY 10, 2018

Present: Chairman Geoffrey Aleva, Jon Morse, David Ballard, Matthew Qualls, Annette Hume, Roger Frechette, CEO

Absent: Anne Whitten, Scott Strynar

Also Present: Curtis Moulton II, James Lowery, Steve Blake

1. Call To Order:

Chairman Geoffrey Aleva called the meeting to order at 6:30 pm.

Chairman Aleva moved Annette Hume up to full voting status.

2. Review Previous Minutes:

Jon Morse motioned to approve the minutes of April 26, 2018 as written. Matthew Qualls seconded the motion. VOTE: 5-0

3. Current Business:

3.1 Pratt & Whitney, 113 Wells Street, Tax Map: 022 Lot: 028

The applicant proposes an amendment to their conditional use permit to add additional parking to the existing parking lot located off of Wells Street.

Chairman Aleva asked Roger Frechette if he had any comments regarding the application. Roger stated that they were just waiting for the storm water plan.

Steve Blake from BH2M Engineers stepped forward to discuss the project. He stated that James Lowery and Curtis Moulton, II from Pratt & Whitney were present as well. Mr. Blake showed the Board an aerial photo that graphically depicts the parking lot. He stated that there is an existing parking lot that parallels Wells Street. The new parking lot would be on the far west end of the building. It is designed to line up with the existing parking lot. It will be 125 spaces which is about 140,000 square feet of pavement. Mr. Blake stated that they have met with DEP for a pre-application meeting and they understand what Pratt & Whitney is trying to do. Pratt & Whitney currently has a standing site law amendment and this is the permit that they would be amending that would include the storm water component. Mr. Blake stated that the parking lot design is pretty standard. The stalls are 9 x 18 and the drive aisles are 24 feet wide. It is

designed so you can circulate all the way through and come back out. For storm water purposes, this is one of the things that they are required to do with DEP for both water quality treatment and flooding standards. Mr. Blake stated that regarding storm water, they are a little bit limited with footprint for what they can do. They have small proprietary filters that go in 2 corners of the lot that would connect to the subsurface storage chambers.

Chairman Aleva asked Roger Frechette what we have in our Ordinance regarding landscaping between the parking lot and the street. Roger stated that they have to put a certain size tree for every acre and he said that they are meeting the Ordinance for this.

David Ballard asked what they were doing regarding lighting. Mr. Blake stated that Sheet 1A is the Lighting Plan. Roger Frechette asked how high the lights were going to be. Mr. Blake said that they will be about 25 to 30 feet. He was not sure but he would confirm that. Roger stated that he believes our Ordinance states that they can't be more than 30 feet. Jon Morse asked if they were going to be LED lights and if they were going to be on from dusk to dawn. Curtis Moulton said they would be LED lights and they were going to be on from dusk to dawn.

Steve Blake stated that he would like to discuss the landscaping. The plans do show plantings between Wells Street and the parking lot. There is some interest, if the Town is okay with it, to do a fence screening in lieu of planting vegetation. This is more for a maintenance standpoint. It would be something similar to the fencing that is on the western access road now. David Ballard asked if they were talking about chain link fencing. James Lowery said that if you drive into the westerly access road to the large parking lot, there is a stockade style fence that runs along between the road and the houses. Mr. Ballard asked how high the fence would be. Mr. Lowery stated that it would be about 6 feet and it would be a wooden fence.

Annette Hume stated that they seemed to have a large parking lot now and wondered how many employees they had to need this additional parking. Mr. Lowery stated that their staff has gone up about 50% in the past couple of years. They had about 1,300 people a few years ago and it is now pushing 2,000 and they are looking to exceed that as the workload has increased. The demand for parking through the shifts is really where they have an issue.

Jon Morse asked if the fencing would be just the length of the parking lot or would it go down further. Mr. Blake said they were still discussing that. David Ballard asked how far the fence would be from the road. Mr. Blake said it would be about 20 feet away from the road. Chairman Aleva asked if it would replace the chain link fence that was there now and Mr. Blake said it would. Chairman Aleva asked if it was a solid wooden fence and Mr. Blake said that it would be.

Chairman Aleva stated that on Sheet 3, there is a sewer force main that comes up and it looks like they have an outlet for one of their drain structures that goes right over the force main. Mr. Blake said that it is close to it. The force main is buried at 8 feet.

Chairman Aleva asked where they stood with the amendment with the DEP. Mr. Blake said that they have had a pre-application meeting but they have not submitted the application yet. They wanted to get through the first step with the municipality first to get feedback and that might change the scope of what they are trying to permit. Chairman Aleva told him to just keep Roger in the loop regarding the storm water issues.

David Ballard stated that it looks like they will have a long exit. He asked if there were any other entrances or exits to this lot other than going all the way through to the other lot. Mr. Blake said that they spoke to DOT about getting a secondary access to Route 9 but they consider this a mobility corridor so they would not allow another entrance or exit.

Matthew Qualls asked what they do with their snow removal from the parking lot right now. Curtis Moulton stated that they have certain areas where they stockpile it. Mr. Qualls asked if one of these areas is where the new parking lot is going to be. Mr. Moulton said that it was not. He stated that there is currently a chain link fence that runs around there so they can't stockpile there. Chairman Aleva said that they should indicate where they are going to have their snow storage on the next plan.

Chairman Aleva asked if they would still keep the landscaping inside the islands on the parking lot. Mr. Blake asked if they had to keep the landscaping there. Roger stated that it was part of the Ordinance. Chairman Aleva asked if there was a curb around the perimeter. Mr. Blake said that there is curb on the north side between the building and the parking lot for capturing of runoff. Chairman Aleva asked if, on the north landscape island, will they have a break in it so that water can go along that curb line to the treatment on the east side? Mr. Blake said they would have it on both the east and the west sides. Matthew Qualls stated that that section of road doesn't have a sidewalk on it. He asked if there were any plans in the future for that road to be widened and add sidewalks. Roger said that there were no plans for that that he knew of.

Steve Blake said that they have 3 trees showing internal to the parking lot. He wondered if they needed to be internal. Roger stated that he believes that they need to be internal mostly for shading purposes. Matthew Qualls asked when they were planning to start putting it in. Mr. Lowery stated that it will take a little while to get the permits so they are looking to start in the Fall.

Chairman Aleva said that the next step is to update the plans and the Planning Board would like to see them one more time before the Public Hearing. We could then hold the Public Hearing at the meeting after that. Chairman Aleva stated that they may want to wait until they get comments back from the DEP, especially because it might change their storm water plans. Roger said that he will research about having trees in the parking lot and why they need to be there.

4. Other Business:

There was no other business at this time.

5. Adjournment:

Jon Morse motioned to adjourn the meeting at 6:59 pm. Annette Hume seconded the motion.

VOTE: 5-0

Roger Frechette
Planning Coordinator

Respectively submitted,
Susan Niehoff, Stenographer

Chairman Geoffrey Aleva

Jon Morse

Anne Whitten

Matthew Qualls

David Ballard

Annette Hume

Scott Strynar