

Technical Review Group (TRG)
Tuesday, March 21, 2017
Town Council Chambers
RIVERWOODS - NOTES OF MEETING

TRG members present:

Michael Behrendt, Town Planner
Andrea Bodo, Historic District Commission
Audrey Cline, Building Official
Rene Kelley, Deputy Police Chief
Corey Landry, Fire Chief
Mike Lynch, Public Works Director
Paul Rasmussen, Planning Board
April Talon, Town Engineer

Applicants present:

David Choate, Realtor
Jeff Clifford, Engineer
Steve Pernaw, Traffic Engineer
Sharon Cuddy Somers, Attorney
Vicky Martel, representing Woodburn and Company, Landscape Architect

Sharon Cuddy Somers provided an overview of the proposed project. It will be a continuing care retirement community with independent living, assisted living, memory care, and skilled nursing. Thus, people can move on to another section as things change. They have a campus in Exeter.

Jeff Clifford said he has worked with Riverwoods for 12 years in Exeter. They have a purchase and sales agreement for the property. There is a ridge in the middle parallel to Route 108. There is water and sewer on Route 108 that will be extended to the site. AG Architecture in Wisconsin is doing the design. Graystone manages the project for them. Lecesse is the contractor. The site is 11 acres. Without wetlands it is about 10 acres. He said they meet the density. There will be a boundary line adjustment as part of the project with the adjacent lot on Route 108 conveying about 10,000 square feet. There will be parking under the building and on site.

Audrey and Michael noted that driveways and parking are allowed in the wetland buffer by conditional use. The applicant believes they will not need any variances.

There will be employee parking at the rear. Trash will be at the rear. The fire department will need to check the templates for access around the rear. The plan does not yet show walkways.

Gas is available in Stone Quarry Drive.

There will be multiple levels, varying by section of the building.

The applicant is aware that the Police Department has a shooting range behind the site at the Public Works property. The department hopes that the County will establish a range in the near future but it is uncertain when and whether they will establish a range.

There was discussion about extending the water and sewer lines through the Tax Increment Financing (TIF) district now in place.

Mike Lynch said that Public Works operates 24 hours. The office hours are 8am to 4:30pm on weekdays. There can be truck traffic on Stone Quarry Drive at any time. It can be noisy. The snow dump area is near the subject site. They operate at night sometimes. He said he was concerned about complaints from future residents.

Rene said the police department does not use the firing range a lot, about 3 times a year. There is a 2 week period in the summer where it is used throughout the day. There is some nighttime shooting about twice a year, finishing by 8pm. They send notices before they use the site. They received 1 complaint the first year and addressed the concern. The noise is loud, especially at night.

NHDOT plans to install a traffic light at the off ramp behind the site. We understand they plan to remove trees along the ramp. Michael encouraged the applicant to contact NHDOT about this to avoid their cutting more trees than necessary so that visibility toward the site is not opened up too much.

We expect NHDOT to install the light around 2021. There is also a possibility of a roundabout at the end of the ramp. It is only the northbound exit ramp being affected.

Mike said Stone Quarry Drive was repaved last year. It was built in 1996 for Public Works. It is a Town road with a 50 foot right of way. Mike said NHDOT

might require an improvement such as a left turn lane onto Stone Quarry Drive. Steve Pernaw said he is in contact with NHDOT and there will likely be a scoping meeting soon.

Sharon Cuddy Somers said there will be a maximum of 60 employees on site at the maximum shift.

Corey stated a concern with the impact on Fire and EMS response. He said EMS is composed of volunteers. He did not see any particular issues with the site design.

It was noted that the applicant would make a payment in lieu of taxes (PILOT) since they are a non profit organization. They will discuss this and the TIF with Todd Selig. Sharon Cuddy Somers noted that the TIF is approved.

David Choate said it would be helpful to get information from the Exeter site and Graystone Management about the demand for town services.

Mike Lynch asked about recycling. Michael said the board will likely ask for a detailed plan.

Andrea noted this is a gateway into town and preservation of trees is important. She expressed concerns about having vents on the roof.

Paul said the building height could be a sensitive issue. Sharon Cuddy Somers said they will build as close to 50 feet as possible.

Audrey did not have any concerns at this time.

Michael said we will need to review the energy checklist later. He encouraged the applicant to consider porous pavement. He encouraged the applicant to use handsome understated signage, such as a monument sign.

Vicky Martel said they are working on landscaping for the parking lot and screening.

Respectfully submitted,
Michael Behrendt, Durham Town Planner/TRG Chair