

Central New Hampshire Regional Planning Commission

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SITE PLAN APPLICATION, SECOND REVIEW

DATE: AUGUST 18, 2020

TO: ALLENSTOWN PLANNING BOARD

FROM: MATT MONAHAN & STEVE HENNINGER, CNHRPC

SUBJECT: OPTIMUS SENIOR LIVING SITE PLAN #06-2020

CC: KEACH-NORDSTROM ASSOCIATES, INC. (via email)

DESCRIPTION OF THE PROPOSAL

The applicant, Optimus Senior Living, submitted an application for Map 109 Lot 17, and totaling 12.9 +/- acres on land owned by Ocean Realty Trust for the purpose of establishing a 126 unit assisted living facility. The site is located at 15 Pinewood Road, within the Commercial/Light Industrial Zone. The current use on the site is vacant land. Nearby or abutting uses to the site include residential and vacant land.

ADMINISTRATIVE DETAILS

CNHRPC initially received a set of plans for the proposed Site Plan on June 4, 2020. The plan sets reviewed were entitled NON-RESIDENTIAL SITE PLAN OPTIMUS SENIOR LIVING MAP 109; LOT 17 15 PINEWOOD ROAD ALLENSTOWN, NEW HAMPSHIRE and dated June 2, 2020 and consisted of 18 sheets as prepared by Keach-Nordstrom, Inc. of Bedford, NH.

Pursuant to the request of the Town of Allenstown Planning Board, CNHRPC reviewed the plans for compliance with the Allenstown Site Plan Regulations and applicable requirements. A memorandum intended to apprise the Planning Board of submittal items required by the Allenstown Site Plan Regulations that were missing from the plan as well as zoning and general planning issues that should be considered with the proposed Site Plan was submitted to the Board and the Applicant on June 30, 2020. The Applicant has since submitted items and updated information in response to the June 30, 2020 review memorandum. This memorandum is intended to apprise the Planning Board of any issues that still remain.

SUMMARY OF SUBMITTED ELEMENTS

CNHRPC initially reviewed the following plans and documents:

1. A plan set entitled NON-RESIDENTIAL SITE PLAN OPTIMUS SENIOR LIVING MAP 109; LOT 17 15 PINEWOOD ROAD ALLENSTOWN, NEW HAMPSHIRE and dated June 2, 2020 and consisted of 18 sheets as prepared by Keach-Nordstrom, Inc. of Bedford, NH.
2. A cover letter dated June 2, 2020, signed by Matthew J. Peterson of Keach-Nordstrom, Inc. (KNA).
3. A Town of Allenstown Site Plan Application.
4. A Town of Allenstown Site Plan Application Checklist.

5. A KNA Applicant Affidavit signed by Optimus Senior Living authorizing KNA to represent their interests during the application process.
6. An Authorization and Consent signed by representatives of Ocean Realty Trust authorizing KNA to represent their interests during the application process.
7. A Town of Allenstown Fee Acknowledgement.
8. A Town of Allenstown Planning Board Fee Schedule.
9. A Town of Allenstown Conditional Use Permit Application.
10. A Waiver Request signed by Matthew J. Peterson of KNA.
11. A KNA Traffic Impact Statement.
12. Architectural renderings of the Building entitled BOZRAH SENIOR HOUSING COMMUNITY, BOZRAH, CONNECTICUT, consisting of 9 sheets as prepared by Nelson-Rudie & Associates, of Minneapolis, MN.

The following additional items were received by CNHRPC and were considered with this **UPDATED** review memorandum:

1. A plan set entitled NON-RESIDENTIAL SITE PLAN OPTIMUS SENIOR LIVING MAP 109; LOT 17 15 PINWOOD ROAD ALLENSTOWN, NEW HAMPSHIRE and dated June 2, 2020, with a revision date of August 17, 2020, and consisted of 18 sheets as prepared by Keach-Nordstrom, Inc. of Bedford, NH.
2. A narrative for Conditional Use Permits.

Any item indicated in this memo as missing from the plan could be a condition of approval if the Board felt such item(s) are relevant and are not waived. If the Board chooses to invoke jurisdiction and accept this application as complete, the timelines set forth in RSA 676:4C shall apply. If the application is accepted as complete, the Planning Board can enter into a public hearing if such a hearing was properly noticed in accordance with 676:4D.

SUMMARY HIGHLIGHTS AND MAJOR ISSUES

This overall summary highlights the major issues to be considered by the board with this application. Please refer to the whole memorandum for the full description of all the issues and concerns associated with the application, as well as additional details that pertain to the major issues listed below.

Major areas of focus for the project will include:

- Major Issues:
 1. At the July 15, 2020 Planning Board meeting, the Board voted to accept the requested waiver, voted that the proposal did not have a regional impact, and voted the application complete. The public hearing was opened and continued to July 19th so that the applicant could reply to town engineer comments and comments from CNHRPC.
 2. Three Conditional Use Permits are being processed concurrently with this application and can be acted upon with the Site Plan, though separate motions should be made for each. The Town's Engineer is reviewing the proposal for compliance with other elements of the stormwater ordinance which can provide a basis for whether or not the CUP standards have been met. A condition of approval for the CUPs should require that the applicant comply with suggested revisions made by the Town's Engineer.

3. The drainage report and trip generation have been reviewed by the Town's engineer. The plan should be revised in accordance with these concerns prior to approval.
- Technical Review Committee Comments:
 1. Present at TRC:
 - Matt Monahan, CNHRPC
 - Christian Boysen, Optimus Senior Living
 - Matt Peterson, KNA
 - Chad Pelissier, Road Agent
 - Jeff Backman, Wastewater Treatment Plant Superintendent
 - Captain Evan McIntosh, Allenstown Fire Department
 - Dawna Baxter, Building Department
 - Derik Goodine, Town Administrator
 - Mike O'Meara, Planning Board Chair
 - Mike Stark, Chief of Police
 - Brian Arsenault, Building Inspector
 2. TRC comments include:
 - M. Petersen presented; indicated that an Alteration of Terrain (AoT) Permit and a Dredge and Fill Permit will be needed from NHDES.
 - Road Agent: no comment at this time.
 - Building Department: no comment at this time.
 - Town Administrator: does applicant anticipate that residents will walk?
C. Boysen: yes, around the site and they will use their vans to take residents off-site for recreational opportunities.
 - Wastewater Treatment Plant: grinder and grease trap in the sewer system are needed; J. Backman unfamiliar with the brand shown, will send schematics of a type that is preferred (though not necessarily a brand).
 - Water Department (via email): comments will be coming.
 - Police Department: make sure that signage instructs right turns only on Route 28; no left turns.
 - Building Inspector: no comment at this time.
 - M. O'Meara: no comment at this time.
 - CNHRPC Planner: is there a desire to link bus service with CATCH/Concord service? C. Boysen: yes. M. Monahan: will link up with Dean Williams at CNHRPC.
 - Potential Conditions of Approval for the Site Plan and all Conditional Use Permits:
 1. The applicant shall comply with suggested revisions made by the Town's Engineer.
 2. Final plans should show fire access in accordance with the Fire Department's requirements. Also, a plan note should specify other fire protection elements will be required by the Fire Department.
 3. Traffic directional signage to instruct right turns only on Route 28; no left turns.
 4. The Operations and Maintenance Plan as specified on sheet 1 of 18 shall be maintained by the property owner in perpetuity in accordance with the requirements of the Allenstown Permanent Post-Construction Ordinance and the New Hampshire Department of Environmental Services Alteration of Terrain Permit.
 5. Administrative Conditions of Approval, including:

- Receipt of Alteration of Terrain Permit and Dredge and Fill Permit from NHDES.
 - A performance bond for public improvements should be posted. Elements included would consist of public infrastructure in the public right-of-way, including but not limited to drainage, pavement cut, utilities.
 - Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.
 - All waivers granted and conditions of approval need to be on the final plan.
 - Final plans, as approved by the Planning Board, shall be provided to the Planning Board in a digital format.
 - Notice of Decision to be recorded at the Merrimack County Registry of Deeds.
 - All public improvements shall be inspected by the Allenstown Highway Department prior to the issuance of Certificate of Occupancy. If needed, the Highway Department may ask for outside engineering review, paid for by the applicant.
6. Any other conditions sought by the Board.

PLANNING BOARD ACTIVITIES

1. CHAIR READS APPLICATION AS PRESENTED ON AGENDA:
Chair reads the Description of the Proposal and the Administrative Details on Page 1.
2. APPLICANT PRESENTS THE SITE PLAN APPLICATION.
Following formal recognition by the Chair, the Applicant or agent presents an overview of the application (background, existing use, proposed use, what is around the site, any waivers, any other relevant items or considerations).
3. CHAIR CALLS FOR PLANNER TO SUMMARIZE CONCERNS ABOUT THE SITE PLAN APPLICATION.
Following formal recognition by the Chair, the Planner discusses issues associated with the application. Items include: Major Issues, Technical Review Committee Comments, Checklist Requirements, Site Plan Regulations, Waivers Requested, Zoning Ordinance Requirements, Other Comments, and Completeness. These items are in the following PLANNER'S CONCERNS section.
4. CHAIR CALLS FOR CONSIDERATION OF REGIONAL IMPACT; PLANNING BOARD DELIBERATES AND VOTES.
Completed at July 15, 2020 Planning Board meeting.
5. CHAIR CALLS FOR CONSIDERATION OF REQUESTED WAIVERS; PLANNING BOARD DELIBERATES AND VOTES.
Waivers approved at July 15, 2020 Planning Board meeting
6. CHAIR CALLS FOR CONSIDERATION OF COMPLETENESS; PLANNING BOARD DELIBERATES AND VOTES.
Voted complete at July 15, 2020 Planning Board meeting.
7. CHAIR OPENS PUBLIC HEARING.

Reopen the public hearing continued from the July 15, 2020 Planning Board meeting Public hearing opened. Board listens to the concerns of abutters and considers the merits of the application. Board can continue the public hearing to a certain date if applicant is in agreement.

8. CHAIR CLOSES PUBLIC HEARING; PLANNING BOARD DELIBERATES AND VOTES TO APPROVE OR DENY THE APPLICATION.

Board votes to approve or deny the application as presented. Approval can be an approval or a conditional approval. If conditional approval, Chair calls for Planner to read potential conditions of approval (Board may add others at this time) prior to a motion being made by a member. If denied a specific reason or reasons must be specified in the motion.

PLANNER CONCERNS

Allenstown Site Plan Checklist Requirements:

1. No issues identified at this time, subject to the review of the Planning Board.

Allenstown Site Plan Regulation Requirements:

2. No issues identified at this time, subject to the review of the Planning Board.

Waivers Requested from Site Plan Regulation Items:

The applicant has requested the following waivers

3. Article VII, Section 7.01(a) – For a 25’ wetland buffer. The request seems reasonable given that the site minimizes wetland impacts as much as possible. Further, they are seeking a wetland crossing permit (AKA NHDES Dredge and Fill Permit) to impact the wetlands. At the July 15, 2020 Planning Board meeting the Board voted to approve the waiver request.

Allenstown Zoning Ordinance Requirements:

4. Article 1111.4 – Any signage will need to be approved separately by the Building Inspector. Further, consideration for the NHDOT right-of-way will need to be taken into account with any signage in the vicinity. This comment is informational only and no action needs to be taken by the Board at this time.

DEVELOPMENT OF REGIONAL IMPACT

5. In accordance with RSA 36:56, the Board shall determine if the proposal is a development of regional impact:

“A local land use board, as defined in RSA 672:7, upon receipt of an application for development, shall review it promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact.” That said, the proposal does not appear to have a regional impact because of its location in Allenstown and the nature of the development, and, at the July 15, 2020 Planning Board meeting the Board voted that the proposal did not have a regional impact.

OTHER COMMENTS

The following are advisory comments based upon commonly held planning principles and the review of the plans received. These comments represent the opinion and professional discretion of the reviewer in considering the materials received in relation to this proposal.

6. In the event the Board is concerned with loss of habitat due to wetland crossings, it could suggest that the applicant provide native plantings in the new wet pond to offset the impact of the crossings. Over time the pond should develop such vegetation, though a short-term planting could allow for the process to happen faster.
7. Final plans should show fire access in accordance with the Fire Department's requirements as a condition of approval. Additionally, a plan note should specify other fire protection elements will be required by the Fire Department.
8. Final plans, as approved by the Planning Board, shall be provided to the Planning Board in a digital format. Such a format shall be georeferenced drawings and may be CAD, Shape Files or GDB format.
9. The Applicant should demonstrate to the Board that all fees to the Town have been paid.
10. Any conditions of approval and waivers granted should be listed on the final plan to be signed.
11. The Notice of Decision should be recorded at the Merrimack County Registry of Deeds.

COMPLETENESS AND PUBLIC HEARING

At the July 15, 2020 Planning Board meeting, the application was voted as complete and the public hearing was opened and continued to August 19, 2020. The hearing will need to be re-opened at the July 15, 2020 meeting. Timelines set forth in RSA 676:4C apply.