

Summary of Planning Board member discussion and action
9/5/17 Planning Board Meeting
Homestead Acres, LLC Contact Zone Item

The Planning Board voted 5-0 to issue a positive recommendation to the Town Council on the contract zone request with the condition that the Council consider the following comments made by individual Planning Board members as part of the Council's deliberations:

Bruce Kaplan said this is an opportunity to require the developer to incorporate solar power into the project design.

Jamie Kelly is concerned about the project's traffic impacts and said it would be nice to see the results of a traffic study to understand those impacts. Out of deference to the abutters, he questioned whether the project needed access to Mountain Road.

Jason Cole is concerned about the impact of this project to the resources of the community, especially to the schools which are already crowded. He said there are a lot of different people competing for limited resources within the community. This project is in a growth zone but growth in town still needs to be managed.

Jay Chace requested that the Council make sure it understands the impacts of relaxing the growth cap for this project to ensure there will not be an undue burden on the Town's resources. He also would like to preserve the ability to look at levels of service with respect to traffic impacts at area intersections farther afield from the project but which might be impacted by this project. To protect water quality, he believes that the project should provide stream buffers as would be required by ordinance if this project were located in a residential district. Finally, he believes that the three year sunset provision for the affordable housing component is too short. He would like to see this sunset timeframe eliminated or extended, even if it were in a graduated form.

Rich Jordan stated that the Council should fully consider the proposed relaxation of the growth cap and the resulting impacts to the town's resources. He is also concerned with the project's traffic impacts. Finally, he supports most of the design concepts raised in the Poore/Holtwijk staff memo.

Tom McKeon wants to preserve the ability to review the project's impacts to the Gray Road viewshed. He would like to see this project's sidewalk network tie into sidewalks on Mountain and Gray Roads. He recommends requiring additional street connectivity as raised in staff review memos. He is concerned about the traffic impacts and the impacts of relaxing the growth cap on the schools. He would like to see requirements imposed for stream buffers. He believes the street connection to Mountain Road is important but should be done safely and in the right location.

Summary of Public Comment Received

David Murdoch – 3 Marston Street – Is concerned about the increase in traffic and is opposed to the project. Asked the Council to consider Westbrook's experience with needing to construct new school additions to accommodate rapid growth. Is also concerned with stormwater runoff.

Linda Dyer – 16 Mountain Road – Is concerned about the scale of project, overcrowding of the schools, and the increase in traffic.

Holly Galante - 97 Brook Road – Is opposed to the project. She believes it is too large of a project and is concerned about traffic impacts.

Alan Fitzgerald – 3 Sunrise Drive – Does not like the street access to Mountain Road or the size of the project. Is concerned about increased traffic overwhelming Brook Road.

Steve Dyer – 16 Mountain Road – Is concerned about traffic on Mountain Road and at the Mountain Road/Route 100 intersection. He feels the requirements of the ordinance should be met such as requiring a traffic study. He feels as if the Town is not getting enough benefit from the developer. He does not agree with relaxing the growth cap for this project as the schools are already overcrowded. He believes this is a terrible project for this rural neighborhood.

Julie Porter – 12 Mountain Road – Is opposed to the project. She is exploring having portions of the area designated for historic preservation.

John Winslow – 253 and 172 Gray Road – Is opposed to the project. He is concerned with stormwater impacts and for increased flows originating from Blackstrap Road down the hill, across the turnpike and through this project to the Piscataqua River. He is concerned with traffic impacts and the impacts on the schools. He is concerned that this project will further delay the much needed Route 100 reconstruction project.