

STRAFFORD

Regional Planning Commission

Regional Impact Committee

DRAFT Meeting Minutes Wednesday, June 7, 2023 1:00 PM

1. Welcome/Introductions

At 1:06 Chair Mark Richardson called the meeting to order and asked for introductions:

RIC members present: Mark Richardson, Lisa Henderson, and Katrin Kasper joining on Zoom

Guests: Shawna Sammis, Chinburg Development; Colton Gove, Gove Group; Steve Haight, Civilworks NE, LLC; Jase Gregoire, Civilworks NE, LLC;

SRPC staff present: Senior Regional Planner Lisa Murphy and Executive Director Jen Czysz.

2. Action Items

- a. Appointment of alternates, if needed: Tabled
- b. Acceptance of Minutes: May 10, 2023

K. Kasper motioned to approve the minutes of May 10, 2023 seconded by L. Henderson. A roll call vote was taken, and all members voted in favor, motion passed.

3. Regional Impact Study:

- a. Case SRPC/RIC 2023-02; GM2 Associates, Inc. Site Plan review for construction of a light industrial/warehouse building (Tax Map 3, Lot 10); located at 145 Old Turnpike Road, Nottingham, NH.
 - i. Project Review and Completion of Development of Regional Impact (DRI) Checklist
 - ii. Citizen's Forum: *Citizens of the region are invited to speak on the subject matter of the meeting. Statements shall be limited to three (3) minutes.**
 - iii. Acceptance of Technical Review

L. Murphy read the review of the proposed project with questions and comments for potential regional impact. The use of the development is not known, and a traffic study report was not submitted which makes it difficult to determine if the proposal will have an impact on transportation, access and parking. L. Murphy stated she consulted with SRPC transportation planning staff who could only provide generic information without having more detail on the type of business that may occupy the building. Additionally, without knowing the use for the project, several aspects of the impact on the region cannot be determined at this time.

The members commented on the following:

STRAFFORD REGIONAL PLANNING COMMISSION

150 Wakefield Street, Suite 12, Rochester, NH 03867

Barrington | Brookfield | Dover | Durham | Farmington | Lee | Madbury | Middleton | Milton | New Durham
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For housing and population growth, the committee did not feel the proposal would cause a need for additional housing or create an increase in population and agreed this project would not create a negative impact on the housing needs assuming the workforce already lives in the general area.

The group discussed the conservation easements, areas protected for turtle nesting areas and a cemetery. The areas are well identified and protection of these areas should be addressed by the Nottingham Planning Board.

K. Kasper motioned to accept recommendations as presented by L. Murphy seconded by L. Henderson. A roll call vote was taken and all members voted in favor, motion passed.

- b. Case SRPC/RIC 2023-03; Chinburg Development, LLC. Conditional Use Permits for steep slope impacts, road and driveway construction and drainage infrastructure (Tax Map N, Lot 13-1); and Major Open Space Subdivision with sidewalk waiver (Tax Map N, Lot 13) Gulf Road and Oak Street, Dover, NH.
 - i. Project Review and Completion of Development of Regional Impact (DRI) Checklist
 - ii. Citizen's Forum: *Citizens of the region are invited to speak on the subject matter of the meeting. Statements shall be limited to three (3) minutes.**
 - iii. Acceptance of Technical Review

L. Murphy stated that the committee is looking at it as a regional impact only. Neighbors of the project have expressed concerns in letters to the RIC, but their concerns are site specific and not regional.

S. Haight gave a summary of the project and the processes that have been undertaken to date.

L. Murphy read letters from Dover residents Jeanne Clark, expressing concerns on environment, traffic, and aesthetic impacts of the project. The committee agreed that these concerns should be addressed by the Dover Planning Board. A letter was received from Dover resident Brian Dalke expressing concerns regarding wetlands, wildlife, sidewalks and other impacts and asked for an independent review of the wetland impact. Committee members agreed that these concerns were not of a regional impact. A third correspondence from the public was submitted and dated June 6, 2023, by Wadleigh, Star, and Peters, P.L.L.C has been submitted as comments from an opposition standpoint. L. Murphy highlighted the recommendations as requested in the letter. The committee agreed these recommendations are beyond the scope of the RIC review.

S. Haight asked if the regional impact committee could take a vote stating that the recommendations listed in the letters fall out of the scope of regional impact.

J. Czysz stated that anything referring to local zoning ordinances or permitting falls out of the scope of regional impact. Water resources and transportation infrastructure do fall under the purview of regional impact. Ultimately what comes out of this process is a letter to the Dover Planning Board.

L. Murphy stated that the letter to the planning board will include a note that the purpose of this review is to consider impacts to the Town of Rollinsford and the region, and does not include a review of consistency with Dover policies.

L. Murphy read a review of the proposed project with questions and comments for potential regional impact.

J. Czysz made a comment that the plans should ensure that storm water runoff does not increase flow within the creek which flows into the Cocheco River. S. Haight stated that project has a comprehensive stormwater management plan in which they worked with city staff on those issues. A statement in the report to the planning board should include that stormwater management should be sufficient to ensure that there is no increase in runoff, and to mitigate any flood hazard as a result of this proposal.

L. Henderson motioned to accept the recommendations as discussed. K. Katrin second. A roll call vote was taken and all members voted in favor, motion passed.

4. Meeting Adjournment

L. Henderson motioned to adjourn. K. Katrin second. A roll call vote was taken and all members voted in favor, motion passed.