

MEETING AGENDA
TOWN OF WARNER PLANNING BOARD

March 12, 2018

7:00 PM

WARNER TOWN HALL - LOWER MEETING ROOM
5 East Main Street, Warner, NH 03278

Approved MEETING MINUTES

- **OPEN MEETING**

- **ROLL CALL**

Peter Anderson Don Hall John Dabuliewicz - absent
Barbara Annis - absent Ben Frost Ken Milender
James Gaffney (arrived at 7:15pm)– voting for Barbara

- **APPROVAL OF MINUTES**

January 22, 2018 minutes:

Motion to approve by **Ken Milender**

Second by **Don Hall**

Approved unanimously

Feb 5, 2018 minutes:

Motion to approve by **Ken Milender**

Second by **Don Hall**

Approved unanimously

- **OLD BUSINESS**

Continuation of Public Hearing of Application for Site Plan Review

Property Owner: **McDonald's Corporation**

Property Address: 4 Nichols Mill Lane, Warner, NH 03278

Address: 690 Canton Street, Westwood, MA 02090

Business Owner: McDonald's USA, LLC

Agent name: Bohler Engineering - **Mark Wixted**

Purpose: Remodeling of existing structure, modification to site plan

Mark's presentation is a response to comments from the Planning Board.

This will be a 7 week renovation project for a much needed face-lift to 1)address ADA issues 2) enhance the drive-through, and 3) incorporate branding.

Architecture: Siding will be clapboards as it is today. Rooftop equipment will not change but needs to have a screen or parapet, and added a lower slope roof structure on all sides with brand walls. McDonald is not doing this everywhere. Mark is on his 20th redesign, and this is the first one that is different. It will have a subtle

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color scheme, consistent with the architectural rendering of the proposed fire station. Mark shared color shingles samples.

There was concern about **cars parked** in the angled area near the first entrance because they might turn around and go the wrong way. They added a DONOT ENTER sign to address the issue raised by Don Hall that when the **drive-through** line is busy, it comes back into the parking lot. If there is a bottleneck from the drive-through, people backup into the traffic. If the board feels strongly about that, McDonald's can angle the parking spaces more

A pedestrian walkway was added and the telephone booth structure removed.

Utility poles cannot be moved as part of the project.

There was a question of having vehicle connection to the liquor store and Mark noted that it would be difficult to do, and not sure they would want to – it would get into drainage.

James Gaffney noted that if you connect the **parking** lots, it becomes a cut-through.

Existing drainage problem was noted. McDonald's is looking at that to possibly regrade.

Removed the name of the road and made adjustments to snow storage plan. The parking lot has room for snow storage.

Lighting signage on the building –there are three signs 1) arches, 2)McDonalds and 3) arches on the brand wall. They are internally illuminated, LED's. Ben Frost questioned - Is the signage that is proposed the same size as existing? The internally illumination is grandfathered. If you are replacing in-kind what is there, then that is allowed.

Mark: Mark will check on the internally illuminated sign and if the 62SF is all internally illuminated.

Don Hall : Questioned if the pumping station is on McDonald's property or in the ROW? This has become an issue with the water precinct. Demand for the station is exceeding its capacity. Suggest talking to the precinct about working on the pump station. It is a separate entity from the town. If the rehab project interferes with the pumping station, then they need to know about it.

Peter Anderson asked about changes to the drive-through. Mark responded that the changes are to the new pre-menu and menu boards. Only the equipment you see will be changing. The new microphone system adjusts to ambient noise.

Reopen public hearing:

Martha Mical – The last time you were here, you said you were making changes to the light poles and the lights, talk of changing them to LED's and they would be brighter than current lights.

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Mark responded that he did not recall saying that. The internal light within the signage is LED.

Martha: What will be the colors of the clapboards?

Mark: Wood type color. Roofing material is an architectural shingle.

The mechanical system sits behind the McDonald's writing on the roof.

James Gaffney inquired about any changes to roofing.

Mark responded that they replace many things for the public space. Table side service. Fireplace. Mechanical equipment is replaced when it gets to the end of its life. There is a slight change to the pitch of the roof.

Gerald Marsh asked about the green bush as you exit that is difficult to see around as you drive.

Mark responded that it is existing, they would try to trim it back. McDonald's will trim every point or move something if they can. The bush is in a pretty bad spot.

Close public hearing.

Ben Frost said he is very pleased with the architectural design since meeting with Alison Brickett and Mark Wixted. It is a substantial improvement.

Outstanding issues that need to be addressed:

Board discussed the communication to the water precinct and decided that a phone call would be OK; they did not need to meet face-to-face, as long as there was a response in writing.

Mark Wixted has not received an answer back from McDonald's regarding drainage and drainage is a separate issue from this project.

Ben Frost: Said that once the site is done, we could get an as-built showing any changes.

Ken Milender: If they make drainage change alone, would that rise to the level of having to see the PB?

Ben Frost: If they are only repaving, then "no," it would not require planning board approval. We need an assessment of what the current signage area is. If you are proposing more square footage of internally illuminated sign, then that would be an expansion of a non-conforming use and you will need to bring it down (reduce the amount.)

James asked about current hours which are 6am -10pm.

James was asking because the PB asked this of the liquor store, and were told that lights go out an hour after closing. They close at 9pm, but it seems the lights never go out.

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Typically an hour after closing, for security, the lights go out.

Mark will find out about lighting – this is a question, not a condition of approval.

Motion, by Ken Milender, to Approve the amendment to McDonald's site plan with the following:

- 1) Applicant communicate with water precinct, and we get communication from the precinct.
- 2) Get either an indication of changes to drainage, or an as-built.
- 3) Demonstration that the proposed internally illuminated signage does not exceed the current square footage.

Ben Inman Seconds

Time limit: 60 days to meet those conditions.

Board agrees that **Ben Frost** is authorized to sign for these as long as they meet the conditions.

Unanimous approval.

Mark Wixted will communicate through Diane to Ben Frost.

- MISCELLANEOUS and COMMUNICATIONS

Ben Frost : Ken Milender is not seeking reappointment to the board but will remain one of the town's two representatives to the NH RPC. The Planning Board should recommend one of its members to the Board of Selectmen to serve as an RPC representative.

- PUBLIC COMMENT
- ADJOURN at 8pm

PLANNING BOARD MEETINGS WILL END AT 10:00 P.M.

CASES REMAINING ON THE AGENDA WILL BE HEARD FIRST AT THE NEXT SCHEDULED MONTHLY MEETING