

## PLANNING BOARD NOTICE OF DECISION

### SITE PLAN REVIEW APPLICATION

#### CASE 2008-004

The applicant, Skip Fern Management, on behalf of Gail T. Hayden, was proposing to renovate and improve an existing retail site for a Dunkin Donuts franchise. Proposed site improvements include renovating the existing 1,200 sqft building, adding a 672 sqft building addition, modifying the existing parking lot and access, adding an additional parking area to the west of the building, adding a drive-thru facility, improving the landscaping, changing the signage, and off-site road improvements onto US 202 / NH9. The property is located at 1805 Old Concord Road (Map 1 Lot 619-A ) in the Heavy Commercial (CH) Zoning District. This application was determined to be a Development of Regional Impact, per NH RSA 36:54- 36:57

At the July 9, 2008 Planning Board meeting, the Board voted to accept the Site Plan Review Application as complete and voted to 6-0 to **Conditionally Approve** the application with the conditions listed below.

- 1) Receipt of NH DOT approval for off-site improvements
- 2) Receipt of NH DES approval for subsurface infrastructure
- 3) Fix Note #1 on the Plan re reflect the accurate sqft
- 4) Remove one "No Parking" sign on the south side of Old Concord Road, across from the west parking lot
- 5) Eliminate the handicap ramp off the sidewalk from the west parking lot
- 6) Comments from HTA memo, dated 6/27/08, need to be addressed. HTA will need to review and approve these conditions
  - a. Offsite Improvements Comments: #5, #7, #11, and #12
  - b. Details Comments : #1 & #6
  - c. Lighting and Commercial Signage Comments: #1
  - d. Water and Sewer Comments: #4
  - e. New Building Site Comments: #10, #11, & #12
  - f. New Drainage and Hydraulic Modeling Comments: #5, #6, #7, #8, #9, & #10

Once all the conditions have been met, please provide four complete full-size plan sets, with all original seals, stamps, and signatures, for Planning Board signature.

Please provide an additional \$2,000 to be deposited into the escrow account at your earliest convenience. These funds will be used to pay the engineering review fees, the planner review fees, and to pay for any on-site engineering inspections of the drainage infrastructure to be performed during construction

Any person aggrieved by any decision of the Planning Board has the right to follow the procedure outlined in RSA 677:15.

Kristin Claire  
Chair, Planning Board  
July 14, 2008