



Town of Hollis

STAFF REPORT

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MEETING DATE: 10/17/2019	APPLICANTS: Runnells Bridge Realty Trust	APPLICATION TYPE: Conceptual Consultant
APPLICATION NO: PB2019-017	APPLICANT'S REP: Jason Hill	REVIEWED BY: Mark J. Fougere, AICP

EXECUTIVE OVERVIEW:

The proposal is to merge two lots into a single parcel and create a mixed use development with the construction of two buildings. The lots are located on the south side on Runnells Bridge Road, approximately 315 feet southwest of the intersection with Depot Road.

The north building will be 4,500 SF with a gas station with 10 pumps, a convenience store, a Dunkin Donuts with a drive-thru, and an apartment dwelling unit above the convenience store. The proposal includes 35 parking spaces, the maximum allowed by Zoning, and stacking storage for 11 cars in the drive-thru. In tandem with the drive-thru is a by-pass lane that allows for circulation around the building.

The south building will be a 8,000 SF dry goods retail use. The proposal includes 28 parking spaces, a loading dock, and a two-way circulation drive around the building.

Both buildings will share a common access drive from Runnells Bridge Road. The current proposal shows a full access approach with a separate right turn lane for egress. The applicant has been working with NHDOT in regards to a Traffic Impact Study and any improvements or changes to the current configuration of Runnells Bridge Road.

BACKGROUND

Location: 82 RUNNELLS BRIDGE RD
Area: 4.19
Zoning: Commercial
Land Use: Mixed Use/Commercial
Access: Runnells Bridge Road
Wetlands: n/a
Slope: n/a

Aquifer: No
Flood Zone: No

Issues:

The Site Data table, shown on the Site Development Plans, sheets C-4 and C-5, prepared by T.F. Moran and dated July 22, 2019 have the following issues that must be addressed:

1. The minimum building height is noted at 38'. This is the maximum building height allowed by the Hollis Zoning Ordinance.
2. The minimum lot coverage is noted at 60%. This is the maximum lot coverage allowed by the Hollis Zoning Ordinance.
3. The minimum building coverage is noted at 20%. The maximum building coverage allowed in the Commercial Zone of the Hollis Zoning Ordinance is 50%. The Hollis Zoning Ordinance does not have a minimum building coverage requirement.
4. A note about the requirement to provide at least 20% of the lot area as landscaped open space and show how much has been provided is required.

The following issues regarding parking on the Site Development Plans, sheet C-5, prepared by T.F. Moran and dated July 22, 2019 must be addressed:

5. Section V(3)C of the Hollis Site Plan Regulations require that parking for the principal use be connected by a striped pedestrian pathway. A striped pedestrian path that connects the parking stalls located to the west of the gas pumps to the principal structure must be shown.
6. Section V(3)D of the Hollis Site Plan Regulations require that parking lots may not be installed between the principal structure on the property and a public road without a waiver.
7. Section V(5) of the Hollis Site Plan Regulations require that the maximum number of provided stacking storage for a drive-thru be 5 vehicles. This plan shows storage for 11 vehicles.
8. Section V(5)A of the Hollis Site Plan Regulations require the minimum length of the drive-thru stacking storage to be 20' long. It appears that the stacking storage shown on the plan are 18' in length. This needs to be corrected so they meet the minimum length requirement and the stacking storage provided must be recalculated accordingly.
9. Section V(5)B of the Hollis Site Plan Regulations require that drive-thru stacking storage and operations do not interfere with the ingress and egress of parking stalls. It appears that there will be interference between the drive-thru and the three parking stalls located along the western property line. Please show that there will not be any interference or move the parking stalls so they are no longer in conflict with the drive-thru. Designating these spots as employee would reduce the use of these spots and minimize conflict with the drive-thru lane.

The following issues regarding of the Site Development Plans, sheet C-6, prepared by T.F. Moran and dated July 22, 2019 must be addressed:

10. The proposed location of the screened dumpster located within the southwest corner of the

property appears to be encroaching into the existing 50' R.O.W. Please move the proposed location of the screened dumpster so that it is not within the R.O.W.

11. Explain the status of the proposed septic system and well to be located on the rear lot.

Additional materials and studies, including but not limited to the following, must be considered by the Board for the Design Review stage of the development review of this project:

- A landscape/screening plan
- A photometric plan
- A topographic plan showing all drainage and proposed grades
- Renderings and color elevations of the proposed buildings
- A Traffic Impact Study and comments from NHDOT
- Environmental Hazard analysis needed?
- Wildlife Habitat study needed?
- Fiscal Impact study needed?
- Visual Impact study needed?
- Historic Significance Documentation needed?