

PLANNING BOARD MINUTES

MARCH 1, 2000

ROLL CALL:

Keith Goldstein - Chairman - present
Russell Wilder - Vice Chairman - present
Annette Stoller - Secretary - excused
Margaret Crisler - Selectman - present
Galen Stearns - Selectmen's Alternate - present
Walter Kolodziej - Regular Member - present
Wayne Morris - Regular Member - present
Bernie Rouillard - Regular Member - present
Alan Carpenter - Alternate - present
Fred Noyles - Alternate - present
Betty Dunn - Alternate - present

Mr. Carpenter replaced Ms. Stoller on the Board.

Discussion ensued regarding changing the March 15 meeting to March 22 because of the elections on March 14. Mr. Goldstein read Article 4.4.1 regarding changing the date of a meeting. Ms. Crisler made a motion to postpone the March 15, 2000 meeting until March 22, 2000. Seconded by Mr. Rouillard. Discussion ensued regarding alternates and the starting time of the March 22 meeting. Mr. Turner will ask Town counsel about appointing alternates. Mrs. Crisler amended her motion to include that the March 22, 2000 meeting will begin at 7:00 pm. Seconded by Mr. Rouillard. Discussion ensued regarding updating of the bylaws. Vote on motion. Passed 7-0.

ZONING & PLANNING ISSUES:

Discussion began regarding a memo sent to the contractors and homebuilders working on Squire Armour Road from Mr. Turner. The condition of the road is a mess. Mr. Morris shared photos taken of the road. Discussion ensued regarding the memo, condition of Squire Armour Road, and erosion controls. Mr. Goldstein read the memo. Further discussion ensued regarding sending the memo to all subdivisions currently being built in town, wetlands restoration, town sites, and contacting the wetlands bureau.

Mr. Wilder reported back about the meeting with RPC regarding the Master Plan. Mr. Greenwood thought good progress has been made on the Master Plan. Discussion ensued regarding the "old" Board assisting the "new" Board with the completion of the Master Plan.

Mr. Turner announced that the Erosion Control Trade Show will be April 11, 2000. He recommended attending.

Mrs. Crisler stated that the Board had two outstanding issues: 1) a letter was supposed to be sent to the Selectmen in support of a Planning Assistant for the Planning and Development Department. Mrs. Crisler made a motion for Mr. Turner to write the letter for the Chairman's signature. Seconded by Mr. Kolodziej. Mr. Goldstein stated that he did vote against the Planning Assistant, but has since changed his mind because of conversations with Mr. Turner. He now strongly endorses it. Vote taken. Passed 7-0; 2) a donation in memory of Mrs. Curtin was discussed at a previous meeting. Mrs. Crisler did some on-line research and found where to send the donations. Mrs. Crisler shared the information with the

Board.

Discussion ensued regarding changing the order of the agenda. Delahunty Site Plan will be heard first, then Morrison Hills.

CORRESPONDENCE:

Mr. Goldstein read the following correspondence:

- letter from Mark Quitadamo regarding a waiver for a tent for church meetings;

Mr. Turner had concerns including in and out traffic, rubbish disposal, sanitation facilities, and safety controls. Mrs. Crisler made a motion to deny the request and require the applicant to submit a site plan. Seconded by Mr. Kolodziej. Passed 7-0.

PUBLIC HEARINGS:

Delahunty Site Plan (18-L-480) - 1,440 square foot addition - Public Hearing

41 Range Road

Mr. Turner explained the plan and waivers. The plan meets requirements and land use regulations, and he recommends the plan for public hearing. Mr. Wilder made a motion to accept the plan for public hearing. Seconded by Mr. Kolodziej. Passed 7-0.

Mr. Turner further detailed the plan. Discussion ensued regarding colors, septic design approval, and parking spaces. Mr. Michael Collins, representing the Delahunty's, further explained the plan. Lighting does not include any lighting pointed at the Searles School. Mr. Goldstein read comments from departments. Mr. Rouillard made a motion to accept the site plan as depicted and grant the waivers except those discussed tonight as part of the plan. Seconded by Mr. Morris. Passed 7-0.

Morrison Hill Estates (3-A-1 & 2, 7-A-1940 & 2000) - 15 lot open-space subdivision - Public Hearing

Morrison Road

Mr. Turner explained the status of the continued public hearing. He further explained the plan including site location, stonewalls, scenic portion of the road advertised twice as required, open-space development requirements, roads, and drainage. Mr. Turner recommends a 32' wide gravel base under the road with 4' shoulders on each side of the road. Mr. Turner does not recommend granting the waivers for gravel and shoulders, no guardrails, and 3:1 slopes. Roads with guardrails should have closed drainage. He does not recommend 2:1 slope. Mr. Goldstein read the comments from departments. Mr. Rouillard stated that it was the Conservation Commission's thought to minimize fill and impact to the wetlands and maintain rural character. Discussion ensued regarding guardrail specifications.

Mr. Wilder read the minutes from the February 26, 2000 site-walk. Discussion ensued regarding Conservation Commission's report, wetlands impact, road standards, drainage, current Morrison Road width, slopes, and shoulders. Mr. James Gove explained the impact categories. Mr. Zohdi explained slopes, character of the road, possible connection to Castle Reach subdivision, and closed drainage. Discussion ensued regarding the future, length of roads, and distance from Castle Reach.

Mr. Bill Mason, attorney, stated that he also works with Castle Reach, and that Castle Reach will exercise their right to use the right-of-way to Morrison Road. Discussion ensued regarding extending to Castle Reach and box culverts.

Mr. James Gove gave a presentation of the wildlife and habitat analysis of the area. He explained the actual wildlife area, two wetlands, drainage areas, mixed hardwood forest, open field areas, sapling area, high level of wildlife habitat. The area has fairly extensive species life, no endangered species, trails locations, wetland impact, WWP, and the open-space provides protection for the wildlife.

Discussion ensued regarding Hancock Road extension interfering with wildlife, 15-lot determination, and compliance with subdivision regulations.

Public discussion began with Michael Peterson, Morrison Road resident, had several concerns: 1) preserving the 150' tree. He would like more attention paid to the tree; 2) watershed and water flow. He stated that he's not comfortable with the solutions to the problems; 3) the future development of Castle Reach will have more traffic going through Morrison Road; 4) inquired about how the road will get built; and 5) concerned about the wildlife in the area. He sees ducks, blue herons, and beavers. Mr. Zohdi responded that he does not have to dig too deep in the area near the tree. He further explained the road building process. Discussion ensued regarding the tree. Mr. Turner suggested 1) clearly marking the right-of-way, and 2) during construction pull the road as far away from the tree to lessen the effect on the root system or lessen the gravel if necessary. Discussion ensued regarding the road shoulder.

Carol Pynn, Chairperson of the Historic District, stated that the road is called scenic because of a vote of the Town's people and that should be respected. The tree should also be protected. The house on the lot was built around 1850; it's been compromised, but still has a lot of historical elements. She thought that perhaps the house could be moved to the lot next door. It is a post and beam house. Someone could move and restore the house. She would also like to video the area before construction for historical purposes.

Mr. Mason, attorney, stated that he did not know of any historical relevance of this house except for the age. The developer is willing to give the house to anyone who would like to move it. He thought that the house was in a state of disrepair.

Bob Coole, Morrison Road, wanted to know what the drainage impact would be with the extended road, and that there was a telephone company right-of-way across the property that was not on the plans. Mr. Mason explained utility easements and that this right-of-way had been relinquished. Mr. Peterson showed on the map where the easement is located.

Nancy Costa, Morrison Road, had several concerns. She also has a large tree on her property that she's concerned about. She's concern about the traffic impact on the road and the character of the road changing. There is a safety issue with people speeding on the road. There are a lot of construction vehicles speeding. With 15 more homes in the area would probably mean 30 more cars travelling on Morrison Road. The guardrails are terrible. The road improvements 5 years ago removed too many trees. She's also concerned that the other development's traffic will be dumped onto Morrison Road, and the traffic needs to be addressed. Discussion ensued regarding additional traffic. Mr. Turner stated that a lot of the construction traffic is from Partridge Road; once that is complete the traffic should lessen.

Ms. Pynn, Chairperson of the Historic District, stated that the house is in reasonably good condition, and it should be moved. She also stated that written permission was needed if stonewalls or trees were going to be removed.

Peter Joss, Morrison Road, stated that there was a lot of construction traffic, noise pollution, and the

construction vehicles go too fast on Morrison Road. He felt that the historic and scenic elements were not being considered as much as the neighbors would like. He would like the tree and house issues to be addressed.

Ms. Costa, Morrison Road, questioned the parking lot at the end of Morrison Road. Mr. Zohdi explained that it would be a six-space graveled lot. She asked if there would be a trail. Mr. Zohdi showed on the map where the trail was located. She asked if Morrison Road would be continued in the future. Mr. Zohdi did not know, but did not think so. She wanted to know if the Castle Reach subdivision would have another entrance. Mr. Zohdi addressed the Castle Reach right-of-way, and that Searles Road may connect to Morrison Road in the future.

Rich Fabian, Morrison Road, did not think the word "improvements" described the changes to the 150' tree, the home, stonewalls, and that the scenic road will not be so scenic. In the future, scenic should mean something. He asked when Castle Reach is connected could they be required to use both right-of-ways. The response was yes.

Kim Callan, Morrison Road, moved to the area four years ago, and there was not much traffic. Now there is a lot of traffic, and she is concerned for the safety of the children in the area. She does not believe that Morrison Road can handle all the traffic that the developments are being planned or built will produce. Her driveway is at the top of the crest of a hill, and feels that she or a family member will be hit coming out of the driveway because of the speed people are travelling at that point in the road. She had to move her mailbox for safety reasons. She thought that Mitchell Pond development should have another outlet, and that the Board should look at traffic situation on Morrison Road.

Ruth Coole, Morrison Road, stated that traffic is very heavy. She is very uncomfortable walking on the road because of all the traffic especially construction traffic. She used to see children, horses, and parents using the road, and it's not fair that they can't any longer.

Mr. Carpenter made a motion to continue the public hearing to the March 22 meeting and have it be first on the agenda. Seconded by Mrs. Crisler. Passed 7-0.

Paul Redmond, 50 Morrison Road, was concerned with the traffic in the area, and would the original concept of short roads and stop signs be used. He stated that is should not be made an easy short cut.

Mike Callan, Morrison Road, asked if the public would be able to speak at the March 22 meeting. The response was yes.

Mr. Zohdi asked the Board for guidance on what items he should be looking at for the subdivision. Items are: get together with Mr. Turner and staff to look at improvements and drainage, get an opinion of an arborist regarding the 150' tree, alternative road construction near the tree, locate the telephone company easement, consult with the Historic Commission regarding the name of the road, address the house and wall concerns, address the non-scenic area with the ugly entrance with guardrails and consider installing greenery instead of a guardrail. Mr. Zhodi was thanked for the right-of-way easement to Morrison Road. The relocating the stonewalls from where the new road was going to be constructed may be a condition of approval. The parking lot size will be reduced and will fit six cars.

Mrs. Crisler made a motion to adjourn. Seconded by Mr. Morris. Meeting adjourned at 11:10 pm.

These minutes are in draft form and have not been submitted for approval.

Nancy Charland

