

**PLANNING BOARD
OCTOBER 18, 2000**

ROLL CALL:

Russ Wilder, Chairman - Present
Alan Carpenter, Vice Chairman - Present
Lisa Linowes, Secretary - Present
Margaret Crisler, Selectmen Member - Present
Walter Kolodziej, Regular Member - Present
Ross McLeod, Regular Member - Present
Wayne Morris, Regular Member - Present
Roger Hohenberger, Selectmen Alternate - Absent

CORRESPONDENCE: Mr. Wilder reviewed the following correspondence:

- Memo from Berard/Martel Architecture regarding the Post Office site plan. Mr. Morris made a motion for the staff to allow the proposed changes as administrative changes. Seconded by Mr. McLeod. Passed 7-0;
- Memo from Rex Norman regarding a voluntary merger for lots 13-K-33 & 34. Mr. Kolodziej made a motion to approve the voluntary merger. Seconded by Mrs. Crisler. Passed 7-0;
- Letter from Carol Pynn to the Windham Presbyterian Church;
- Minutes from the October 12, 2000 Historic District Commission;
- Letter from the Department of Environmental Services regarding Radial Properties;
- Letter from the Office of State Planning regarding a Telecommunications Conference;
- Letter from Comprehensive Environmental Inc. regarding the Water Supply Land Grant Program;
- Memo from Rockingham Planning Commission regarding the 2000-2001 zoning ordinance schedule;
- NH Fish and Game newsletter Wildlines;
- Brochure for Stormwater Workshop and Tradeshow on November 30, 2000;
- Letter from Computer Auto Sales regarding their site. Mrs. Crisler made a motion to deny the Computer Auto Sales request to modify their site plan. Seconded by Mr. Morris. Passed 7-0.

ROAD BONDS: Mr. Turner reported on a \$30,444 bond for Crestwood Road and recommended accepting the bond. Mr. Carpenter made a motion to accept the bond for \$30,444. Seconded by Mr. McLeod. Passed 7-0.

OLD BUSINESS:

Mr. Twarog stated that the master plan public hearing will be on October 25. Town Hall will open at 7:00 pm for public viewing of maps and documents, 7:30 pm presentation, and 8:00 pm public hearing. Copies of the master plan are available in the Planning and Development Office, town hall, and library.

NEW BUSINESS:

Mrs. Crisler thanked Mr. Hohenberger for filling in for her in her absence.

Mr. McLeod stated that the Conservation Commission would like a joint site walk with the Planning

Board for the Nassar Subdivision and Stafford Technology.

PUBLIC HEARINGS:

Westchester Road Special Permit (20-D-320) - Public Hearing

9 Westchester Road

Mr. Turner explained the request for a special permit and recommended it for public hearing. Mr. McLeod made a motion to accept for public hearing. Seconded by Mr. Carpenter. Passed 7-0. Mr. Turner further explained the special permit. The applicant was granted a variance from the ZBA to allow fill in the WWPD and is now requesting a special permit from the Planning Board. Discussion ensued regarding procedures, impact on drainage, buffer zone, and lot size. Mr. Szemplinski, the applicants, stated the land was not pristine, and he has taken junk off the property. He explained the fill, showed photographs, and stated that the WWPD was not staked. Discussion ensued regarding the WWPD location and ZBA hardship. Mr. Wilder read the minutes of the ZBA meeting. The Board discussed the adjacent lands and slope easement. No public comment. Mr. Turner recommended that the lawn be removed and replaced with small vegetation. The Board discussed Mr. Turner's recommendations. Mrs. Crisler made a motion to grant the special permit provided the applicant actively restore the disturbed area within the WWPD with native vegetation of the area. Seconded by Mr. Carpenter. Discussion ensued. Mrs. Crisler amended her motion for the work to start immediately and to be completed within 2 years. Seconded by Mr. Carpenter. Mrs. Crisler amended her motion to include no fertilizer be used in that area. Seconded by Mr. Carpenter. Mr. Szemplinski stated the Board should see the area before making a vote, and he asked the Board to reconsider the restoration of the area. Mr. Kolodziej made a motion to table the motion, continue the public hearing to November 1, and have a site walk. Seconded by Mrs. Crisler. Passed 5-2. Mr. Morris and Mr. Carpenter opposed.

Carr Hill - 2 lots (1-A-121) and Carr Hill - 2 lots (1-A-100/101) - Public Hearing

Grandview and Londonderry Roads

Mr. Turner explained the subdivision (1-A-121). Mr. McLeod made a motion to accept for public hearing. Seconded by Mr. Kolodziej. Passed 7-0. Mr. Turner explained the lot line change (1-A-100/101). Mr. Carpenter made a motion to accept for public hearing. Seconded by Mr. McLeod. Passed 7-0.

Mr. Turner further explained the subdivision (1-A-121). The Board discussed lot lines, driveways, and house numbering. Mr. Wilder read Mr. Thorndike's and the Conservation Commission's comments. The Board discussed hay bales and silt fencing, the driveway slope less than 10%, and wetland protection. No public comment. Mr. Turner recommended fixing the erosion controls. The Board discussed elevations, driveway location set before construction begins, and the waiver. Mr. Carpenter made a motion to approve the subdivision as presented and the waiver of 50' perpendicular lot line vs. the standard 100' with the following conditions: 1) the existing condition regarding erosion and sedimentation be addressed before any additional work is done on the lots, 2) more permanent sedimentation controls be placed on the slope before the hill with hay bales, 3) a note on the plan that the driveway be positioned as shown on the plan, 4) any alteration of the driveway would require review by the Planning Board. Seconded by Mr. Morris. Mr. Carpenter amended his motion to include silt fencing along with the hay bales. Seconded by Mr. Morris. Passed 7-0.

Mr. Turner explained the lot line change (1-A-100/101) and waiver. The Board discussed the lot line, access, zoning requirements, granite wall protected, and line of sight.

Ms. Kathy Leavitt, 153 Londonderry Road, expressed her concern of the blasting for the Carr Hill Subdivision, and asked the Board that in the future the homeowners be told about the blasting and have their wells tested. Mr. Turner explained the blasting ordinance and the pre-blast surveys that were done. The Londonderry Road wells were tested after there was a problem at 151 Londonderry Road.

Ms. Donna Stausburger, 151 Londonderry Road, stated it was her well that had the problem. The Harvey Brothers did pay to have well rectified; but it happened in June, and she still does not have clear water. She also expressed her concern of problems of water in her basement next Spring. Mr. Turner explained the blasting requirements, drainage in the area, and the resealed well. He has had no contact from the State. Discussion ensued regarding blasting.

Mr. John Stausburger, 151 Londonderry Road, stated that he hoped something will be done for future projects, and his water is still not right after being fixed. He was also concerned about the silt.

Mr. Carpenter made a motion to approve the lot line change as requested for lots 100/101 and the waiver for a lot with frontage on three road with conditions that a vegetated barrier on Londonderry and Carr Hill Roads for lot 101, there will be no access including during construction for lot 101 to Londonderry or Carr Hill Roads, the applicant will work with staff for placement of the driveway, and the address will be 17 Coventry Road. Seconded by Mr. Kolodziej. Discussion ensued. Passed 6-1. Mr. McLeod opposed because he is interested in centralized access.

Mr. Wilder reviewed the agenda. Mrs. Crisler made a motion to postpone the Spruce Pond public discussion to November 1 at 8:00 pm. Seconded by Mr. Kolodziej. Passed 7-0.

MacMulkin Site Plan - 5,040 sq ft addition (11-A-315) - Public Hearing **26 Haverhill Road**

Mr. Turner explained the site plan and recommended it for public hearing. Mr. Morris made a motion to accept for public hearing. Seconded by Mr. Carpenter. Passed 7-0. Mr. Turner further explained the site plan. The Board discussed current parking spaces, not building all parking spaces proposed, lighting, and the site not to exceed 40 passenger vehicles. Mr. Peter Zhodi discussed the variance of 40 passenger cars for leasing, and the curbing for the reserved parking area will be built at the time of construction of the parking area. Mr. Wilder read the department comments. The Board discussion continued regarding stormwater runoff control and the fire department requirements. No public comment. Mrs. Crisler made a motion to approve the site plan with the following condition that the reserved parking area shall be curbed upon construction of the adding parking area. Seconded by Mr. Kolodziej. Passed 7-0.

Whispering Winds Site Plan Revisions (19-A-800) - Public Hearing **Mammoth Road**

Mr. Turner explained the site plan revision and recommended it for public hearing. Mr. Morris made a motion to accept for public hearing. Seconded by Mr. Kolodziej. Passed 7-0. Mr. Turner further explained the plan. The Board discussion ensued regarding the waterline size will be able to service the Glance Road area and Whispering Winds if needed in the future, temporary wetlands impact will be restored, contamination of water in the area, future development may use wells already drilled, buildings are being moved away from the wetland, Pennichuck waterline locations from Pelham, and wetlands. Mr. Nickerson, the applicant, stated that Maine Drilling thought the condition of the soils was okay for the horizontal bore, and that Pennichuck will pay for all upsizing to service the whole area. The Board discussion continued regarding Pennichuck Water, five homes needed filtration systems on Glance Road, necessity of the waterpipe, municipal water system vs. community water system, approved plan with drilled wells that are working, and needing more information regarding the contamination. Mr. Nickerson stated he is asking for WWPD crossing, and water has nothing to do with lot sizing. The Board discussed water problems, the site plan, adopting a plan for a water system, and the waterline from Pelham.

Mr. Kolodziej made a motion to approve the request to move the buildings as presented. Seconded by Mr. McLeod. Passed 7-0.

Mr. McLeod made a motion to approve the water line subject to the condition that the applicant work

with the Planning Department regarding the means of construction. Seconded by Mr. Kolodziej. Discussion ensued. Passed 4-3. Mr. Carpenter, Mr. Morris, and Ms. Linowes opposed.

Mr. McLeod made a motion to adjourn. Seconded by Mr. Carpenter. Passed 7-0. Meeting adjourned at 11:00 pm.

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

Respectfully submitted,

Nancy Charland

