

**Planning Board  
Minutes of November 1, 2000**

**ROLL CALL:** Russ Wilder, Chairman - Excused  
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 - Excused  
*Mr. Carpenter replaced Mr. Wilder as the Chairman.*

**MINUTES:**

The Board reviewed the October 28 site walk minutes. Mr. McLeod made a motion to approve the October 28 site walk minutes. Seconded by Mr. Morris. Passed 6-0-1. Mr. Carpenter abstained.

**CORRESPONDENCE:**

Mr. Carpenter reviewed the following correspondence:

Memo from RPC with a revised 2000-2001 zoning ordinance amendment schedule;

Letter from RPC regarding the NH Planning and Land Use Regulations book order;

Letter from Lee Maloney requesting to be considered an alternate member of the Planning Board. The Board will invite Ms. Maloney to be interviewed next week workshop at 7:15 pm;

Notice from the Town of Derry for their November 1 Planning Board public hearings;

Notice from RPC regarding a Bike Planning Workshop on November 6, 2000;

Letter from Thomas and Arthur Klemm regarding zoning changes;

Letter from Geoffrey and Donna Robertson regarding their well going dry;

Brochure from Town and City;

Letter from RMANH regarding ordinances;

**NEW BUSINESS:**

Mrs. Crisler stated that taxes have gone up from \$18.20 to \$18.95.

The Board will start the next two workshop meetings at 6:00 pm.

**ROAD BONDS:**

Mr. Turner reviewed the following road bonds.

Floral Street final release of \$4000. Mr. McLeod made a motion to release. Seconded by Mr. Kolodziej. Passed 6-0. Mr. McLeod made a motion to recommend to the Selectmen that the road become a town road. Seconded by Mr. Kolodziej. Passed 5-0-1. Mrs. Crisler abstained.

Greenway Road final release of \$6,750. Mr. Morris made a motion to release. Seconded by Mr. McLeod. Passed 6-0. Mr. Morris made a motion to recommend to the Selectmen that the road become a town road. Seconded by Mr. Kolodziej. Passed 5-0-1. Mrs. Crisler abstained.

Tarbell Road release of \$179,004 and retain \$42,090. Mr. McLeod made a motion to release and retain. Seconded by Kolodziej. Passed 6-0.

Partridge and Quail Run Roads release of \$62,250 and retain \$24,950. Mr. Morris made a motion to release and retain. Seconded by Mr. McLeod. Passed 6-0.

Mitchell Pond Road release of \$13,180 and retain \$17,000. Mr. Kolodziej made a motion to release and retain. Seconded by Mr. McLeod. Passed 6-0.

Yorkshire Road (West) release of \$38,126 and retain \$18,713. Mr. Morris made a motion to release and retain. Seconded by Ms. Crisler. Passed 6-0.

Yorkshire Road (East) release of \$46,496 and retain \$20,251. Mr. Morris made a motion to release and retain. Seconded by Mr. McLeod. Passed 6-0.

### **CORRESPONDENCE (continued):**

Request for comments from the Historic District Commission regarding the Presbyterian Church was be tabled till the next workshop meeting on November 8.

### **NEW BUSINESS (continued):**

Mr. McLeod reported on a workshop regarding telecommunications towers.

Mr. Turner reported that there will be a meeting in Derry on November 9 regarding the Route 93 reconstruction.

### **PUBLIC HEARING:**

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

#### **9 Westchester Road**

Mr. Carpenter read a letter from Mr. Szemplinski, the applicant, regarding his property on 9 Westchester Road. Ms. Linowes read the tabled motion from the last meeting. Mrs. Crisler made a motion to take the motion off the table. Seconded by Mr. McLeod. Passed 6-0. Mr. Turner and the Board discussed the special permit request, Mr. Szemplinski's letter, and the site walk. Mrs. Crisler withdrew her motion. Mr. Carpenter seconded.

Mrs. Crisler made a motion requesting the applicant bring in a landscaping plan to show restoration of the WWPD with native vegetation for review and approval no later than November 15. Seconded by Ms. Linowes. Discussion ensued. Mrs. Crisler amended her motion for staff to review the plan and then the Board would look at it. Seconded by Ms. Linowes. Mrs. Crisler amended her motion to include once approved by staff an appropriate bond would be taken off. Seconded by Ms. Linowes. Discussion

ensued. Vote taken. Failed 3-3. Mr. Morris, Mr. Kolodziej, and Mr. McLeod opposed.

Mr. Kolodziej made a motion to accept the applicant's request, require him to plant trees, and refrain from use of fertilizer. Seconded by Mr. McLeod. Discussion ensued. Failed 3-3. Mrs. Crisler, Ms. Linowes, and Mr. Carpenter opposed.

Ms. Linowes made a motion to continue to the November 15 meeting at 8:00 pm to get a better understanding of the area of land filled. Seconded by Mrs. Crisler. Discussion ensued. Passed 5-1. Mr. Carpenter opposed.

### **Spruce Pond Open-Space Development- approximately 20 lots (3-B-600 & 1200) - Public Discussion**

#### **Route 28**

Mr. Turner explained the phases of the open-space development. The Board discussed the plan including location, outlets for Castle Reach, road length is 5000 feet, potential recreation area, and WWPD. Ms. Linowes read the February 16 minutes of the Spruce Pond meeting. No public comment. Mr. Steve Haight, Herbert Associates, further presented the plan. The issues he wanted to iron out this evening included road widths, right-of-way width, drainage, curbing, slopes, and phasing.

The Board discussed road slopes, road widths, open-space layouts, number of lots for a traditional development, pathway along the side of the road in the right-of-way, maintenance costs for the pathway, and connector roads. The Board agreed that the cul-de-sacs roads will be 24 feet wide. Mrs. Crisler made a motion to direct the applicant to have the cul-de-sac roads be 24 feet wide, 28 feet for the main road with a provision it can be narrowed if they can present, for consideration, a pedestrian transportation system. Seconded by Mr. McLeod. Discussion continued regarding the pedestrian transportation system be deeded to town vs. to the association. Passed 6-0.

The Board discussed drainage. No public comment. Mrs. Crisler made a motion to have closed drainage for the entire plan with discharge on site not to a connector brook or waterway. Seconded by Mr. McLeod. Discussion ensued. Passed 5-1. Mr. Morris opposed.

The Board discussed showing trails on the plan, trail network, public access to Spruce pond, deeded rights-of-way, showing connectors, phasing, lot size and frontage. The plan will be sent out to highway safety, fire department, police department, Conservation Commission, Historic District Commission, transfer station, road agent, traffic study, work with staff for water resources impact on the surrounding area, drainage, school, staffing impact, Recreation Committee, regional impact, drainage study to RCCD. Traffic flow and line-of-sight on Route 28 are issues for the traffic study. The plan to be sent out is to show the connector roads to Derry and Morrison Hill and a recreational area.

### **Bien Soigne Sign (18-L-310) - Public Hearing**

#### **63 Range Road**

Mr. Turner recommended the application for public hearing. Mr. Morris made a motion to accept for public hearing. Seconded by Mr. McLeod. Passed 5-1. Mrs. Crisler abstained. Mr. Turner explained the awning and waivers. Mr. Steve Lawlor-Jones, manager for Bien Soigne, stated that the awning would not be lit. Mr. McLeod made a motion to accept the sign as presented. Seconded by Mr. Kolodziej. Discussion ensued. No public input. Passed 6-0.

## **Strafford Technology Subdivision - 2 lots (11-C-704) - Public Hearing**

### **7 Wall Street**

Mr. Turner recommended the plan be accepted for public hearing. Mr. Kolodziej made a motion to accept for public hearing. Seconded by Mr. McLeod. Passed 6-0. Mr. Turner explained the subdivision. The Board discussed town owned land nearby. No public comment. Ms. Linowes read the minutes from the previous meeting on this site. Mrs. Crisler made a motion to approve the subdivision as shown on the plans dated 7/12/99. Seconded by Mr. McLeod. Passed 6-0.

## **Strafford Technology Site Plan and Special Permit (11-C-704) - Public Hearing**

### **7 Wall Street**

Mr. Turner recommended the plan be accepted for public hearing. Mrs. Crisler made a motion to accept for public hearing. Seconded by Mr. McLeod. Passed 6-0. Mr. Turner explained the applicant's request for a waiver of 12" diameter trees and that Mr. Thorndike's notes need to be addressed. Mr. Turner explained the plan including the building, parking, curbing, drainage, and lighting. Mr. Dan Adams, Opeechee Construction, addressed the fire department issues. The Board discussed the open-space calculations be on the plan, intersection of Route 111 and Wall Street, and a traffic study. Mr. Steven Barry, Strafford Technology, explained his business. Students, usually about 10, spend the day, and classes are offered two weeks of the month.

The Board discussed intersection costs, pro-rata share, striping Wall Street near intersection, site walk, and drainage treatment. The Board scheduled a site walk for November 11 at 8:00 am. Board discussion ensued regarding the necessity of the site walk, hay bales and silt fences, waiver, and sign. No public comment. Discussion ensued regarding building design, and the heating unit will be on the roof and not be able to be seen from the ground. Mr. Adams showed a rendering of the front of the building and explained the sides will look like the front. The Board stated that they will be looking for quality landscaping. Mrs. Crisler made a motion to continue to November 15. Seconded by Mr. Kolodziej. Passed 6-0.

The Board discussed the Westchester Road request, interpretation of what is allowed in the WWPD, 9 Westchester Road site had a naturally rough terrain, and the WWPD ordinance.

Mr. Kolodziej made a motion to adjourn. Seconded by Mr. McLeod. Passed 6-0. Meeting adjourned at 10:55 pm.

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

Respectfully submitted, Nancy Charland

