

Planning Board

Minutes of September 19, 2001

ROLL CALL:

Alan Carpenter, Chairman - Present Ross McLeod, Vice Chairman - Present

Lisa Linowes, Secretary - Present Margaret Crisler, Selectmen Member - Excused

Walter Kolodziej, Regular Member - Present Wayne Morris, Regular Member - Present

Russ Wilder, Regular Member - Present Lee Maloney, Alternate - Present

Nancy Prendergast, Alternate - Present Roger Hohenberger, Selectmen Alternate - Present

Mr. Hohenberger replaced Mrs. Crisler on the Board.

Mr. Carpenter opened the meeting at 7:30 pm.

Correspondence:

Mr. Carpenter reviewed the following correspondence:

Letter requesting to continue the Lot Line Adjustment public hearing. Mr. Wilder made a motion to grant the request. Seconded by Mr. McLeod. Passed 6-0.

Letters requesting change the Donovan Change of Use to a public discussion and to continue to the next meeting. Discussion ensued. Mr. Tom Case stated people coming to meeting would not be here until 8:00 pm. Mr. Wilder made a motion to change Donovan Change of Use to a public discussion and to continue to October 3. Seconded by Mr. Kolodziej. Passed 6-0.

MINUTES:

Mr. McLeod made a motion to approve the September 5 minutes. Seconded by Mr. Hohenberger. Passed 6-0.

Discussion ensued regarding CIP minutes.

ROAD BONDS:

Mr. Turner reviewed the following road bond:

Site bond for 6 Yorkshire Road, accept \$15,000. Mr. McLeod made a motion to accept the bond. Seconded by Mr. Morris. Discussion ensued. Passed 6-0.

Osgood Road, release \$8,000 and retain \$45,424. Mr. Morris made a motion to release and retain. Seconded by Mr. McLeod. Passed 6-0.

CORRESPONDENCE (continued):

Memo from David Sullivan regarding a possible sale of town property;

Confidential legal communication from Attorney Campbell (not read aloud);

Letter from the Nassar's regarding an open-space development meeting on lots 8-C-300 and 7-B-30. Discussion ensued with Mr. Sam Nassar. The Board consensus was for the Nassars to have a public discussion;

Public Hearing notice from New Boston regarding personal wireless service facility;

Public Hearing notice from Derry for Irving Oil on Route 28 bypass;

NH Environmental 2000 booklet from NHDES;

Windham Board of Adjustment agenda for September 25;

Widening Route 93 meeting notice for September 19;

Regional Transportation Planning Study Kick Off meeting notice for September 20;

Application and information for watershed restoration grants;

Town and City booklet from NHMA;

Local Housing workshop flyer for October 2;

Flyer and poster for open space tool book from NH Wildlife Trust;

OLD BUSINESS:

The Board discussed the consolidation plan for Cyr Lumber to be signed by the Chairperson.

Mr. Hohenberger made a motion to go into non-public session to discuss a pending legal matter. Seconded by Mr. McLeod. Roll call taken. All voted yes. *Ms. Linowes joined the Board.* Mr. Wilder made a motion to come out of non-public session. Seconded by Mr. Morris. Roll call taken. All voted yes.

PUBLIC HEARING:

SUBDIVISION REGULATION AMENDMENTS - Public Hearing

Mr. Twarog discussed the posted subdivision regulation amendments with the Board. The following amendments had public comment:

#2. Section 302. Mr. Nassar asked about the effect on stonewalls.

#6. Section 601.1. Mr. Jack Szemplinski, Benchmark Engineer, questioned the catch basin wording. Ms. Maloney questioned the number of catch basins.

#8. Section 603.3. Mr. Nassar asked for a definition of trails on landowners property. Mr. Case asked about the depth and location of the marker. Mr. Szemplinski thought a vertical marker would be better, and questioned the use of the word right-of-ways.

#9. Section 607. Mr. Nassar questioned the 12 inches of loam and exposed ledge. Mr. Case questioned the number of inches of loam and the “acceptable herbaceous growth” wording.

Mr. Wilder made a motion to approve all amendments read so far (1-15) with the exception of re-posting #14. Seconded by Mr. Morris. Passed 7-0.

#21. Section 901.17-901.23. Mr. Szemplinski questioned the sequence of events for road construction. He also questioned the cut off for paving dates. Mr. Nassar questioned when the amendments would be in effect. Mr. Case stated the transformer pads and boxes should be located correctly.

#25. Section 904.3.1. Mr. Case stated the Board of Selectmen accept streets.

Mr. McLeod made a motion to approve subdivision regulation amendments as amended with the except #14 which will be re-posted. Seconded by Mr. Hohenberger. Passed 7-0.

Mr. McLeod took over the Chairman duties, and Ms. Maloney replaced Mr. Carpenter on the Board.

Bissell Camp Development (3-B-265) - Public Discussion

Bissell Camp Road and Route 28

Mr. Turner explained the applicant is looking for direction on the type of development for this parcel; he discussed parallel roads and potential development. Mr. Jack Szemplinski, Benchmark Engineering, representing H&B Homes explained the buildable areas, roads, WWPD, and detached single-family elderly houses. The Board discussed other development in the area, curb cuts, road options, and connection to Lamplighter Village. No public comment. Mr. McLeod read a letter from Harold E. DiPietro. The Board discussed private road, other development scenarios, road configuration, WWPD crossing, affordable elderly housing, access to other land, fire and police substations, and scattered and premature development.

Mr. Wilder made a motion to adjourn. Seconded by Mr. Hohenberger. Passed 7-0. Meeting adjourned at 10:50 pm.

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

Respectfully submitted, Nancy Charland