

Planning Board

Minutes of November 7, 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. Carpenter opened the meeting at 7:30 pm.

NEW BUSINESS:

The Capital Improvements Committee made a presentation to the Board. Discussion took place on various projects and allocations.

Mr. Wilder made a motion to continue Lamplighter to the November 28 meeting at 8:00 pm. Seconded by Mr. Morris. Passed 5-2. Mr. McLeod and Mr. Hohenberger opposed.

CORRESPONDENCE:

Letter from Freda Hardware requesting not requiring a site plan hearing. Mr. Kolodziej made a motion to not require a site plan hearing. Seconded by Mr. Hohenberger. Passed 6-1. Mr. McLeod opposed.

Memo from David Sullivan regarding a land gift. Mr. McLeod made a motion that the Planning Board endorses the gift of lot 25-R-500. Seconded by Mr. Morris. Passed 6-0-1. Mr. Hohenberger abstained.

PUBLIC HEARING:

Windham Presbyterian Church Expansion and Special Permit (11-C-1120) - Public Hearing

1 Church Road

Mr. Turner stated the plan meets requirements and the Historic District November 1 meeting resulted in a building permit denial because of the vinyl siding. Mr. McLeod made a motion to accept for public hearing. Seconded by Mr. Hohenberger. Passed 6-0-1. Mr. Kolodziej abstained. Mr. Turner further explained the expansion of the church including location, curb cuts, parking, drainage, church donation towards culvert, and historic district. The Board discussed the Historic District Commission's authority and site plan approval procedures.

Mr. Matt Peterson, Keach-Nordstrom Associates, further explained the plan including parking, wetlands, traffic circulation, zoning variances, building, and drainage. The Board discussed parking, WWPD fill, storm water runoff, culvert, flooding downstream, lagging the peak flows, and water treatment. Mr. Dennis Mires, architect, further explained the parking, phasing the building, layout, and elevations. The Board discussed the phases, parking is phase one, hydrologist study, and downstream effects. Mr. Carpenter read the department comments.

Public comment began with Mr. Tom Case discussed the shared parking with the Board and the variance was supported by the Conservation Commission.

Mr. Kurt Freeman, Chairperson of the Church Building Committee, discussed parking and drainage.

Ms. Nancy Prendergast, Planning Board alternate, asked about the lighting for part of the parking lot.

The Board discussed geogrids, assisted living facility runoff, and parking calculations. Mr. McLeod made a motion to continue to the November 28 meeting to continue the discussion of water quality, drainage, and parking calculations. Seconded by Mr. Wilder. Passed 7-0.

Mr. Kolodziej left the Board.

Mr. McLeod made a motion to waive the bylaws to permit the Board to take new applicants after 10:30 pm. Seconded by Mr. Wilder. Passed 6-0.

Carbo Subdivision - 3 lots (7-A-400) - Public Discussion

Jenny's Hill Road

Mr. Peter Zohdi, Herbert Associates, explained the subdivision including location and acreage. The Board discussion ensued regarding the number of lots, road, Castle Reach, building without an egress, previous condition of approval that there would be no further development until a connector is made, cul-de-sac length, pedestrian right-of-way, potential state purchase of land, and a safety access road.

Public comment began with Mr. Sam Nassar discussed the law with the Board and expressed his concerns regarding subdividing his land.

Board discussion continued regarding the land was part of Phase II of Castle Reach, open space, previous conditions of approval, not sending the plan out for department review at this time, and attorney review. The Board requested the plan be sent out for department review to the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District, road agent, and school. The Board discussed researching the previous approvals in regards to open space, connection to Morrison Road, and impact of overall open-space plan.

Whittaker Special Permit (11-A-244) - Public Hearing

6 Yorkshire Road

Mr. Turner explained that a retaining wall was placed in the WWPD. Ms. Kathy Whittaker, applicant, showed photographs of her property and gave the history of the development of the site including the retaining wall. The Board discussed the blasting, grass, and forested wetland.

Mr. Sam Nassar, Searles Road, asked why the certificate of occupancy was held up on her move in day instead of a cease and desist. Mr. Turner explained the builder got a two-week notice.

The Board discussed placing the burden on the builder, type of wetland, fertilizer, irrigation, top soil, stumps removed, and area stabilized. Mr. Hohenberger made a motion to approve the special permit. Seconded by Mr. McLeod. Discussion ensued regarding runoff, treatment swale, returning to a natural state, no fertilizer, and work in the spring. Mr. Hohenberger amended his motion to include minor regrading swale at direction of staff for water quality purposes at the rear of the driveway. Seconded by Mr. McLeod. Discussion ensued regarding swale, well water comes from the WWPD, and natural vegetation. Passed 5-1. Ms. Linowes opposed.

The Board discussed lot clearings on Canobie Lake, shoreland protection act, and enforcement at town level.

Mr. Wilder made a motion to adjourn. Seconded by Mr. McLeod. Passed 6-0. Meeting adjourned at 12:05 am.

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

Respectfully submitted, Nancy Charland