

Planning Board

Minutes of November 28, 2001

ROLL CALL:

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

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

Walter Kolodziej, Regular Member - Excused 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 7:05 pm.

Ms. Prendergast replaced Mr. McLeod on the Board.

CORRESPONDENCE:

Mr. Carpenter reviewed the following correspondence:

Letter from Sam and Jean Nassar to the Selectmen about a road connection;

November 27, 2001 newspaper article in regarding to low water levels in the area;

Letter to James Finn, Conservation Commission Chairperson, regarding the Landry conservation easement;

Letter from Everett Ryan regarding Heritage Acres Subdivision;

Flyer regarding future development trends seminar on December 13;

USGS book showing a 1974 US Geological Survey

Memo from RPC regarding personal wireless services facilities ordinance.

NEW BUSINESS:

Mr. Tim Stone, Stonehill Environmental, discussed well testing and well regulations with the Board.

Public comment began with Mr. Sam Nassar, Searles Road, questioned whether the builder or developer provides the water, and stated that there are other problems besides the well going dry but possibly the pump is the problem.

Mr. Hohenberger stated the concern for residents that have had problems with their wells once a new development is built in their neighborhood.

The Board discussed well standards, certification, develop ordinance, use, scope of work, and the potential of the town running out of water. Mrs. Crisler made a motion to direct Mr. Turner to develop the scope of work. Seconded by Mr. Wilder. Passed 6-0.

Ms. Maloney replaced Mr. Kolodziej on the Board

ROAD BONDS:

Mr. Turner reviewed the following road bonds for Fieldstone Woods:

Sagamore Drive, accept \$28,659; Poplar Drive, accept \$38,802; Butternut Lane, accept \$36,438; Glendenin Road, accept \$40,649; Squire Armour Road, accept \$14,568; and Appleton Drive, accept \$117,648. Mr. Morris made a motion to accept. Seconded by Mrs. Crisler. Passed 7-0.

OLD BUSINESS:

Ms. Maloney made a motion to move the CIP public hearing to the December 5 meeting. Seconded by Mr. Wilder. Passed 7-0.

PUBLIC HEARING:

Windham Presbyterian Church Expansion & Special Permit (11-C-120) - Public Hearing Cont.

1 Church Road

Mr. Hohenberger replaced Mrs. Crisler for the Presbyterian Church Public Hearing.

Mr. Turner reviewed the outstanding issues. Mr. Stephen Keach, Keach-Nordstrom, further described the drainage, wetlands, runoff, culvert, and rerouting existing water. The Board discussed flooding, current culvert capacity, water flow, sending the problem downstream, detention area, Church Road culvert, North Lowell Road culvert, man-made structure on-site, velocity of the water, flooding downstream, raising the invert pipe, and watershed analysis. Mr. Keach stated he would raise the invert pipe with a v-notch weir. The Board discussed flooding on Lowell Road. No public comment.

The Board discussed the parking lot, Conservation Commission opposed to so much paved area, fire lane size, minimizing the wetland impact, moving parking spaces, and mitigation. Mr. Dennis Mires, architect, stated parking has been eliminated on the north side of the drive as per the Conservation Commission, and they are trying to get the best balance between the Conservation Commission, safety, image, and parking needs.

The Board discussed changing the parking lot configuration. Mr. Tom Case, stated that North Lowell Road is dangerous to cross. The Board discussed that the Conservation Commission only approved the dredge and fill with the expectation of narrowing the width

of the fire lane, asking the group that meets on Sunday mornings in town hall to meet at another time, two-way traffic, treatment of runoff with man-made structure, no salt to be used on the parking lot, blasting, construction sequence, and work in the right-of-way will require cleaning by the Church.

Mr. Hohenberger made a motion to approve the Presbyterian Church as presented subject to the Historic District Commission approval and with the following Planning Board conditions: raise invert on head wall #1 to 222+- elevation to match existing grade; change construction sequences #6 to #4, #4 to #5, #5 to #6 as listed on page 8; no salt be used on site; bring catch basins off line; Church will maintain swales on Church Road during and 1 year after construction; and the Church will absorb cost of culvert crossing under Church Road. Seconded by Ms. Maloney. Passed 5-2. Mr. Morris and Ms. Linowes opposed.

Mrs. Crisler returned to the Board.

Lamplighter Village - 60 units (8-B-6300) - Public Hearing

100 Rockingham Road

Mr. Turner explained the applicant has requested two waivers, and the application is complete and meets requirements. Mr. Wilder made a motion to accept for public hearing. Seconded by Ms. Prendergast. Passed 7-0. Mr. Turner further described the project including location, road improvements, portion of road to be a town road, 60 units, and culverts. Discussion ensued regarding frontage and Seavey Road ownership. Mr. Maurice Caruso, owner, showed the zoning lines, and then discussed the changes based on department comments including a dry hydrant will be put in, will not be going near the dam, road gate will come down after construction, community water system, right-of-way granted to the town land, playground area, and permits. Mr. Carpenter read the Conservation Commission comments. The Board discussed school buses, culvert, slopes, and need information from the engineer regarding wetlands.

Chief Fruchtman stated he like the roads connecting, would like a key to the gate, supports residential sprinkler systems, and discussed response times and substation with the Board.

Mr. Stephen Keach, Keach-Nordstrom, gave an overview of the traffic report and his recommendations.

Public comment began with Mr. Bob Merrill, 569 Mammoth Road, Londonderry, asked the difference between easement and right-of-way.

Mr. Steve Murphy, 27 Seavey Road, gave a letter from the resident at 25 Seavey Road to the Chairman. He then stated his concerns for the environmental impact to the pond and the view of the condos from the pond.

Mr. Daniel Batal, 118 Rockingham Road, stated his concern for the dam, culverts, access, and that Seavey Pond does fall under the Shoreland Protection Act.

Ms. Huguette Chandra, 7 Seavey Road, showed photos of the pond and gave a list of concerns to the Chairman. He stated her concerns for the road, over development, traffic, require road bond, and access to her home during construction.

Mr. Yogesh Chandra, 7 Seavey Road, showed the difference in number of buildings and lots the former approval.

Ms. Maureen Richard, 8 Hunt Road, stated her concern of the location of the hammerhead, traffic going onto Route 28, snow banks being placed at the end of Hunt Road, and environmental impacts to the pond.

Mr. Wilder made a motion to continue the Lamplighter Village public hearing to December 5 at 8:00 pm after the CIP. Seconded by Ms. Prendergast. Passed 7-0.

Mr. Wilder made a motion to go into non-public session to discuss legal matters. Seconded by Mrs. Crisler. Roll call - all yes.

Mr. Wilder made a motion to adjourn. Seconded by Ms. Prendergast. Passed 7-0. Meeting adjourned at 11:50 pm.

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

Respectfully submitted, Nancy Charland