

Planning Board

Minutes of December 5, 2001

ROLL CALL:

Alan Carpenter, Chairman – Present Ross McLeod, Vice Chairman – Excused

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

Walter Kolodziej, Regular Member – Present Wayne Morris, Regular Member – Excused

Russ Wilder, Regular Member – Excused Lee Maloney, Alternate – Present

Nancy Prendergast, Alternate – Excused Roger Hohenberger, Selectmen Alternate – Present

Mr. Carpenter opened the meeting at 7:35 pm.

Ms. Maloney replaced Mr. Morris on the Board.

CORRESPONDENCE:

Mr. Carpenter reviewed the following correspondence:

- Note from Mr. Nassar requesting his public discussion be continued to the next meeting. Mrs. Crisler made a motion to continue the Nassar Subdivision public discussion to the December 19 meeting. Seconded by Mr. Kolodziej. Passed 4-0;
- Letter from H&B Homes requesting a site walk. This communication is continued to the December 19 meeting;
- Confidential legal communication from Attorney Campbell;
- Flyer for a Practical Guide to Zoning seminar in February;
- Town and City November/December booklet;

ROAD BONDS:

Mr. Turner reviewed the following bond. Mr. Carpenter read a letter from the Conservation Commission regarding the Heritage Hill Walking Trail:

- Heritage Hill Walking Trail, release of \$3000 and retain \$1000. Mrs. Crisler made a motion to table to the December 19 meeting. Seconded by Ms. Linowes. Passed 5-0.

OLD BUSINESS:

Mr. Turner updated the Board on Ballard Subdivision Shoreland violation. Mr. Sam Nassar questioned the vote to rescind the subdivision.

Mrs. Crisler made a motion to continue Klemms Site Plan and Bissell Camp Road Development to the December 19 meeting. Seconded by Ms. Maloney. Passed 5-0.

PUBLIC HEARING:
CIP Budget – Public Hearing

Mrs. Crisler made a motion to open the CIP hearing. Seconded by Ms. Maloney. Passed 5-0. Ms. Linowes introduced the CIP members. Ms. Linowes presented the CIP budget. Mr. Tom Case stated when he asked for the CIP documents, he only received the CIP spreadsheet and did not have the opportunity to properly review all the documents. The Board discussed with CIP members and Selectmen the conservation monies, deliberation highlights, the CIP asked for more time to work on the plan, and fire apparatus and substation.

Public comment began with Mr. Tom Case questioned the \$450,000 increase in the budget over last year's budget and the effect on the taxes.

Ms. Gail Webster, Marblehead Road, questioned if projects scheduled for 2003 would be moved to 2002.

The Board discussed potential CIP changes. Mrs. Crisler made a motion to continue the public hearing to December 12 at 7:00 pm at Town Hall. Seconded by Ms. Maloney. Ms. Linowes asked if the Board was in favor of the current budget with some changes. All stated yes.

Mrs. Crisler made a motion to continue Rogers Service Center to the December 19 meeting. Seconded by Mr. Kolodziej. Passed 5-0.

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

100 Rockingham Road

Mr. Turner explained the plan, waivers, and the outstanding issues, which include wetland, permit details, Shoreland Protection Act issues, and school bus waiting area. The Board discussed the dam liability. Mr. Ron Pica, Pica Engineering, addressed the school bus area, shoreland protection, and the wetlands permit. Mr. Maurice Caruso, owner, stated the wetland permit is dated July 27, 1999 and expires 2004. Mr. Pica further discussed the Corp of Engineers comments, road grading, culverts, and not blocking the road during construction. The Board discussed guardrails, slopes, environmental impact on Seavey Pond, drainage away from the pond, curbed road with culverts, retaining wall at the height of the road, Conservation Commission concerns, parking area, and road width.

Mrs. Crisler made a motion to continue Costa Subdivision and Sheffield Road Well Line Easement to December 19 at 8:00 pm. Seconded by Ms. Maloney. Passed 5-0.

The Board continued discussion of road widths, 28' road to hammerhead then taper to 24' with no pull off area, sidewalks, the Board consensus was for a 24' road minimum, and need comments from Highway Safety and Conservation Commission regarding the road width less than 24'. Mr. Turner will check the road widths in the other developments similar to this one.

Attorney Robert Fryer stated that the road needs to be 24' there is no hardship for a variance for a less wide road. The Board discussed unit size, basement expansions, surface water runoff, catch basins, curbs, and restricting salt use.

Public comment began with Mr. Daniel Batal, 118 Rockingham Road, stated his concerns for ownership of the dam, burden of a evacuation plan, and Shoreland Protection Act. The Board stated RSA 155E stands for excavation for a quarry not a culvert, town counsel regarding dam

RSAs, legal explanation of excavation, and Shoreland Protection Act, dam failure, staff inspect in regards to Shoreland Protection Act, and the road being moved.

Mr. Bob Merrill, 569 Mammoth Road, Londonderry, asked about the parking for the trail.

Ms. Maureen Richard, 8 Hunt Road, questioned the height of the road across from Hunt Road and the effect on Hunt Road, and stated her concerns for parking, mailboxes, lighting, road placement, no salt, steep incline, stonewalls, blasting, and plowing.

Mrs. Crisler made a motion to continue the Lamplighter public hearing to the December 19 meeting. Seconded by Mr. Kolodziej. Passed 5-0.

Mr. Kolodziej made a motion to adjourn. Seconded by Ms. Maloney. Passed 5-0. Meeting adjourned at 11:10 pm.

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

Respectfully submitted, Nancy Charland