

# **Planning Board**

## **Minutes of January 2, 2002**

### **ROLL CALL:**

Alan Carpenter, Chairman – Present

Ross McLeod, Vice Chairman – Present

Lisa Linowes, Secretary – Present  
Present

Margaret Crisler, Selectmen Member –

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

*Ms. Prendergast replaced Mr. Kolodziej on the Board.*

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

### **MINUTES:**

- Mr. McLeod made a motion to approve the November 23 site walk minutes. Seconded by Mr. Wilder. Passed 4-0-3. Mrs. Crisler, Ms. Prendergast, and Ms. Linowes abstained.
- Mrs. Crisler made a motion to approve the December 5 minutes. Seconded by Mr. Prendergast Passed 5-0-2. Mr. Morris and Mr. McLeod abstained.

### **CORRESPONDENCE:**

Mr. Carpenter reviewed the following correspondence:

- Letter from John Dodge requesting an agenda change.
- Letter from Mr. Kolodziej regarding his inability to attend public hearings for the next few months;
- Letter from Tom Klemm requesting Klemm Site Public Discussion be continued. Mrs. Crisler made a motion to continue to the January 16 meeting. Seconded by Mr. McLeod. Passed 7-0.
- Confidential legal communication from Attorney Campbell;
- Letter from the Office of State Planning regarding Grow Smart NH Toolkit. Mrs. Crisler made a motion to advise staff to include Windham as part of potential study of up to 3 communities regarding environmental impacts, growth, and connection to existing land use ordinances. Seconded by Mr. McLeod. Passed 7-0.
- Conference notice for “National Edge City Conference” on June 2-4;
- Stormwatch Newsletter;
- Letter from Plan NH regarding design assistance for local projects. Tabled to the next workshop;
- Copy of a letter from Mr. Turner regarding Settler’s Ridge Road wells.

## **NEW BUSINESS:**

Mrs. Crisler made a motion to go into non-public as per RSA 91-A:3, IIe to discuss legal matters. Seconded by Mr. Morris. Roll call – all yes. No decisions were made. Mr. Wilder made a motion to come out of non-public. Seconded by Mr. McLeod. Roll call – all yes. The Board discussed not changing the order of the agenda.

Mr. Wilder made a motion to continue Mangan Special Permit, Heritage Acres Whispering Winds, and Ballard Subdivision Revocation to the January 16 meeting. Seconded by Mr. Morris. Discussion ensued regarding information needed for Ballard. Passed 7-0.

## **PUBLIC HEARING:**

### **Lamplighter Village – 60 Multi-Family Units and Special Permit (8-B-6300) – Public Hearing Continued**

#### **100 Rockingham Road**

Mr. Turner reviewed the outstanding issues. Mr. Maurice Caruso, A&M Builders, discussed the lighting plan with the Board, lighting reflection, model number, the first 3 lights to be opaque on the back side, standard single bulb fixtures only on buildings, no sign lighting, mailbox location and details, mailbox shed, signage, details to be added to the plan, and drawings to be part of the record. Mr. Gary Springs, DES Shoreland Protection Coordinator, reviewed permits issued, no infraction of Shoreland Protection, permits several years old, and updated designs needed for the state. The Board discussed the road, trees to remain intact between road and pond, causeway construction details, contact Dam Safety Committee Bureau, and engineer to give a detail analysis for construction procedures over the causeway.

Mr. Morris made a motion to continue the Carbo Subdivision to January 16. Seconded by Mrs. Crisler. Passed 7-0.

Public comment began with Mr. Rick Adams, 25 Seavey Road, read a letter from the Seavey Pond residents regarding their concerns.

Ms. Kathleen Difruiscia, Batal's attorney, stated concerns of the dam owners include an engineering plan of the road construction, Dam Safety Committee Bureau review, working with DES engineers regarding the dam, ensuring integrity of the dam during the construction, and access to homes during construction. The Board discussed that the causeway could be considered a dam. Attorney Difruiscia discussed the engineering studies. The Town would like to be at the site when the DES engineer is there.

Mr. Yogesh Chandra, 7 Seavey Road, stated his concern about Seavey Road entrance safety and mailbox location.

Mrs. Huguette Chandra, 7 Seavey Road, stated Seavey Road is currently eight feet wide.

The Board discussed road widths at other condominiums. Mr. Carpenter read comments from the Conservation Commission and Highway Safety Committee. The Board discussion continued regarding road widths and mailbox location. Mrs. Crisler made a motion that the section of road from Route 28 to the hammerhead be 28', from the hammerhead throughout rest of development be 24' with an engineered flare at the entrance. Seconded by Mr. Wilder. Passed 5-2. Ms. Linowes and Mr. Wilder opposed.

The Board discussed the plan does meet all regulations. Mr. Caruso granted the Board and extension for an additional 30 days. Mr. Wilder made a motion to continue to January 16. Seconded by Mr. McLeod. Passed 7-0.

Ms. Michele Repetto, 11 Seavey Road, stated her concern regarding liability if something happens to the causeway, heavy trucks on the road are causing shaking in her cottage, drainage for her property, the cottages will see lighting.

Ms. Prendergast made a motion to continue Bissell Camp Development to the January 16 meeting. Seconded by Mrs. Crisler. Passed 7-0.

### **Nassar Subdivision (8-C-300 & 7-B-30) – Public Discussion**

#### **Searles Road**

*Mr. McLeod took over Chairmanship for this portion of the meeting.*

Mr. Turner explained the location of the development. Mr. Sam Nassar, owner, stated the DOT approved the crossing of the railroad bed and asked about the potential of an open space development. Mr. McLeod read a letter from Christopher Morgan, DOT, regarding crossing the railroad bed. The Board discussed access across the railroad bed, road design and length, look at as one large parcel, bridge, open space development, zoning changes, number of houses, potential pitfalls for a road across, and access vs. contiguous. Mr. Nassar gave a letter to the file from Attorney Campbell. The Board consensus is for the land to be considered contiguous space with the following comments: demonstrate standard subdivision, consider another way into the property because no more development up Searles Road without another way out, setting a precedent, scattered and premature, and WWPD.

Mr. Wilder made a motion to adjourn. Seconded by Mr. Morris. Passed 7-0. Meeting adjourned at 11:08 .

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

Respectfully submitted, Nancy Charland