

# **Planning Board**

## **Minutes of April 17, 2002**

### **ROLL CALL:**

Ross McLeod, Chairman - Present Wayne Morris, Vice Chairman - Present

Lee Maloney, Secretary - Present Roger Hohenberger, Selectmen Member - Present

Walter Kolodziej, Regular Member - Excused Lisa Linowes, Regular Member - Present

Russ Wilder, Regular Member - Present Nancy Prendergast, Alternate - Present

Alan Carpenter, Selectmen Alternate - Present

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

*Mr. McLeod opened the meeting at 7:30 pm.*

### **MINUTES:**

Mr. Hohenberger made a motion to approve the March 27 minutes. Seconded by Ms. Prendergast. Passed 6-0.

Mr. Hohenberger made a motion to approve the April 3 minutes as amended. Seconded by Ms. Linowes. Passed 6-0.

*Mr. Morris joined the Board.*

### **CORRESPONDENCE:**

Mr. McLeod reviewed the following correspondence:

Confidential legal communication from Attorney Campbell regarding Bear Hill Road (not read aloud);

Letter from the Town of Pembroke regarding Route 93 impacts;

Notice regarding parking signage at the corner of Routes 111 and 111A;

Notice regarding May 29 RCCD training series;

State Planning newsletter;

Plan NH call for entries;

The Source newsletter.

## **OLD BUSINESS:**

The Board discussed the April 20 planning and zoning conference, the Route 111 and Ledge Road intersection, and Osgood Road wetlands.

## **NEW BUSINESS:**

Mr. Turner introduced Mr. Walter Warren the new planner.

The Board discussed the Canobie Lake water situation and the Bear Hear Road denial.

## **PUBLIC HEARING:**

### **Kiddie Academy (9-A-600) - Public Hearing**

#### **156 Haverhill Road**

Mr. Turner stated the Conservation Commission has seen the plan, had a site walk, and has recommended some changes. The applicant has a waiver request for 12” trees beyond the disturbance area. He stated that the plan meets all requirements and he recommends it for public hearing. Mr. Hohenberger made a motion to waive the 12” requirement in the undisturbed area. Seconded by Mr. Wilder. Passed 7-0.

Mr. Turner explained the site including location, driveway curb cut, issues from the conceptual stage include hazardous materials report, signage, site drainage infiltration, traffic, and site lighting. He further described parking and revised plans. Mr. Hohenberger made a motion to accept for public hearing. Seconded by Mr. Morris. Passed 7-0. Mr. Turner described the traffic flow, play areas, knox box, fencing, dumpster, plantings, and buffer.

Ms. Jennifer McCourt, Keach Nordstrom Associates, described the changes to the plan including sprinklers, cistern, knox box and knox locks, scattered child drop off, no kindergarten, 138 maximum students, play yard sizes, private trash pick up will not dump at the transfer station, dumpster pick up will be outside the open hours, saving some of the Hemlock trees, old Route 111 right-of-way, bounds, signage, carved wooden sign with top mounted light, and down lit recessed lighting on the building. The Board discussed the propane tank location, freestanding light fixtures, and lot coverage. Ms. McCourt further described not using salt because in the aquifer district, explained drainage, and DOT has review plans. The Board discussed the drainage, sign, and leach field location. Mr. Stephen Keach, Keach Nordstrom Associates, discussed traffic with the Board. Mr. Dan Kennedy, Kiddie Academy, discussed hours of operation 6:30 am-6:00 pm, peak hours, and school bus turning radius. The Board discussed no left turns.

Public discussion began with Mr. Patrick Robertson, 2 Kendall Pond Road, agrees with no left turn coming out of Anderson Road, stated his concern with the Kendall Pond/Anderson Road intersection, traffic should be sent down Anderson Road to the lights on Mammoth Road, and he stated his concerns about the his well, insurance issues, drainage, and prefers 6:00 am dumpster pickups.

Board discussion continued regarding detention basin, no left turn, and signage. Ms. McCourt agreed that the pole lamps maximum height will be 22' and adding shields to the lights. Ms. Cindy Lewis, architect, explained the building colors, shingles, dormers, windows, and shutters. The Board discussed entrances. Mr. Morris read the department comments. Discussion continued regarding sprinklers and cistern, drainage, snow storage area, and maintenance schedule.

Mr. Hohenberger made a motion to approve the Kiddie Academy site plan dated April 17, 2002 with the following conditions: 1) receipt DOT letter; 2) DES septic permit; 3) identification of well location; 4) identification of propane tank location at the approval of planning staff; 5) maintenance schedule note added to the plan; 6) "no left turn" signs onto Route 111 located as shown on the plan; 7) "no left turn" hours limited 6:00-10:00 am and 4:00-6:00 pm weekdays with the sign to DOT standards at the applicants expense; 8) limit hours dumpster weekdays 10:00 am-4:00 pm; 9) lighting on the sign to be down lit; 10) shields on the pole lamps; and 11) pole lamps be a maximum of 22'. Seconded by Mr. Morris. Discussion ensued regarding the applicant to tell parents of the no left turn for safety reasons. Passed 7-0.

### **Kendall Pond Road and Magnolia Road Lot Line Adjustment (9-A-1901 & 1902) - Public Hearing**

#### **31 Kendall Pond Road and 1 Magnolia Road**

Mr. Turner stated that the abutters list was submitted with this application is at least six (6) days old and therefore in violation of state law, checklist missing, checklist explanations missing, and no department reports. Staff recommends not accepting for public hearing but sending it out for department review. Mr. Wilder made a motion to not accept the plan for public hearing because of the date of abutters list, checklist missing, and checklist explanation missing, but send it out for department review. Seconded by Mr. Morris. Passed 7-0.

### **Ledge Road Grading Plan (11-A-161) - Public Discussion**

#### **8 Ledge Road**

Mr. Turner explained this is a new proposal to build a pyramid type area, and it will protect the Wetlands Watershed Protection District. Mr. Mark Gross, MHF Design, explained the revised conceptual plan including adheres to the limits of the WWPD. Construction will begin with flagging of area checked by Mr. Turner prior to construction, trees cut, fabric under hay-bales, and stone facing on slope as a berm. He then discussed drainage. Mr. Glen Cairnes, applicant, discussed rock size, and rock vs. grass slope. The Board discussed stabilizing the slope, ability to see the slope from Route 111, buffer, operations, 60-80' wide, site walk, hay bales, revised grading, 12" tree waiver in the disturbed area, marking the WWPD before the site walk, and developing 2 acres of the 6. The Board discussed sending the plan out to Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, transfer station, and highway agent. The Board discussed resubmitting noise information, dust control, operations, noise, modified drainage

needed if site becomes an equipment/truck storage area. Site walk will be May 1 at 6:00 pm and invite the Conservation Commission.

The Board discussed Planning Board alternates and RPC representative have been advertised for.

Mr. Morris made a motion to adjourn. Seconded by Mr. Maloney. Passed 7-0. Meeting adjourned at 10:30 pm.

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

Respectfully submitted, Nancy Charland