

Planning Board Minutes of June 5, 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 - Present Lisa Linowes, Regular Member - Present

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

Alan Carpenter, Selectmen Alternate - Excused

Mr. McLeod opened the meeting at 7:35 pm. Ms. Prendergast replaced Mr. Wilder on the Board.

MINUTES:

Ms. Maloney made a motion to approve the May 22 minutes. Seconded by Mr. Hohenberger. Passed 5-0.

ROAD BONDS:

Munroe Driveway, final release \$500. Mr. Morris made a motion to release. Mr. Hohenberger seconded. Passed 5-0;

Sherwood Road, final release \$11,718. Tabled to next meeting.

Blossom Road, final release \$7,790. Tabled to next meeting.

CORRESPONDENCE:

Memo from Chief Moeckel with comments for the Dearborn Road name. This will be sent to the Historic District Commission;

Legislative Task Force to Host Rail Forum from Peter Griffin;

May 9 Highway Safety Meeting minutes;

ITE meeting notice for June 10;

RPC annual meeting notice for June 12;

May 28 ZBA minutes.

Ms. Linowes joined the Board.

OLD BUSINESS:

The Board discussed a memo from Selectmen regarding Route 93 mitigation proposal to be signed by Mr. McLeod. Mr. Tom Case asked about the input and agreement of the Planning Board. Mr. Morris made a motion to approve the signature of the I-93 mitigation document with minor editorial changes. Seconded by Ms. Maloney. Passed 5-0-1. Ms. Prendergast abstained.

The Board discussed the agenda with Mr. Szemplinski. Mr. Hohenberger made a motion to continue Hadleigh Woods until after meeting with the attorney this evening. Seconded by Mr. Morris. 6-0.

Commons at Windham Expansion - 1960 sq ft (3-B-265) - Public Discussion

25 Indian Rock Road

Mr. Turner explained the addition as a proposed storage area in the rear of the building and additional parking in back not built. Mr. Szemplinski, Benchmark Engineering, discussed the area to be retail space and storage, adequate parking, not visible from Route 111. Mr. Turner stated no special studies are needed. Discussion ensued regarding elevation, single story, roof drainage needed, and trails right-of-way. No public comment. The Board discussed sending the plan out for comments to the fire department, police department, and Highway Safety committee.

Squire Armour Road Extension - 5 lots (25-R-4001) - Public Discussion

Squire Armour Road

Mr. Warren explained the 5-lot subdivision including location, rural zoning, 9 acres of open space, WWPD, 500' extension of Squire Armour Road, individual wells and septics, no common facilities proposed, abuts Route 93, Squire Armour cul-de-sac will be removed, and extends road length limit. The Board discussed the length of cul-de-sac and Spear Hill Road. Mr. Wes Aspinwall, Herbert Associates, discussed the 5-lot subdivision, no further build out after this, small impact, potential of other connections to Glendenin Road. *Mr. Kolodziej joined the Board.* The Board discussed wells, Route 93 noise, community well and location, look at alternative ways to get water to the houses, noise buffers, salt runoff, water quality, social impacts, site walk, retaining and identifying trees, and regional impact or not. No public comment. The Board discussed with Mr. Aspinwall lot sizing, conventional subdivision, not cutting entire 20' easement, and drainage. The Board discussed sending the plan out for comments to Highway Safety, fire department, police department, conservation commission, transfer station, Highway Agent, drainage study, applicant to contact DOT in regarding drainage and noise, noise abatement needed, regional impact to Salem, and conventional layout required. The Board scheduled a site walk for June 26 at 6:00 pm to meet at the end of Squire Armour Road. Mr. Aspinwall will stake the wells.

Mr. Hohenberger made a motion to go into non-public as per RSA 91-A:3,II(e) to discuss a legal matter with our attorney. Seconded by Mr. Morris. Roll call - all yes. No decisions were made.

Ms. Prendergast made a motion to table Stolarz and Lamplighter to the June 19 meeting at 8:00 pm. Seconded by Mr. Hohenberger. Passed 7-0.

Hadleigh Woods Site Plan - 62 units elderly housing (3-B-265) - Public Hearing Continued

Flat Rock Road a.k.a. Bissell Camp Road

Mr. Turner explain the Board is looking for information from the fire department, Attorney Campbell's letter regarding affordability, information from Historic District Commission, and outstanding issues include units too close to the WWPD, note 30 to be removed, cul-de-sac length, covenants, emergency water system, emergency response times, road width and drainage.

Mr. McLeod read 1) a letter from Chief Fruchtman, and 2) letter from Attorney Bronstein. Mr. Szemplinski explained the plan including building location, two wetland crossings, roads, units, drainage, special permit, and waiver of tress 12" or larger. Mr. Brian Harvey, owner, explained the stockpile area. Mr. Hohenberger made a motion to grant the waiver of section 702 for lot 3-A-265. Seconded by Mr. Kolodziej. Mr. Hohenberger amended his motion to include and grant waiver for undeveloped areas as shown on the plan and tree lines as proposed on sheets 3, 4, and 5. Seconded by Mr. Kolodziej. Motion withdrawn. Mr. Hohenberger made a motion to grant the waiver of section 702 for lot 3-A-265 and to maintain tree line as shown on sheets 3, 4, and 5. Seconded by Mr. Kolodziej. Passed 7-0.

Discussion ensued regarding lot 200 should have the trees shown. Mr. Szemplinski continued discussion regarding special permit for WWPD and construction of Hadleigh Road, drainage swales, pump house and wells location, gazebo, and walking trails. The Board discussion ensued regarding special permit for wells and waterlines to follow trails, pump house location, 3 treatment swales, and WWPD. Mr. Morris made a motion to approve the construction of Hadleigh Road special permit. Seconded by Ms. Prendergast. Passed 7-0. The Board discussed the approval process. Mr. Kolodziej made a motion to reconsider the approval of special permit of Hadleigh Road construction. Seconded by Ms. Linowes. Passed 6-1. Mr. Morris opposed. Mr. Kolodziej made a motion to rescind approval of the Hadleigh Road construction. Seconded by Ms. Prendergast. Passed 6-1. Mr. Morris opposed.

The Board stated two of the outstanding issues include 1) scattered and premature, and 2) affordable housing. Discussion ensued with Mr. Szemplinski and Attorney Bronstein regarding affordability, precedence, standards, affordable for 62 and older, income, statistics, income of 62+ Windham residents, ensure future affordability, and maximum price. Mr. Harvey discussed condo fees with the Board. Discussion continued regarding condo fees, fixed incomes, and Whispering Winds. Mr. Tom Case discussed current Windham residents and affordability. Mr. Harvey discussed affordable and Whispering Winds purchasers are adding extras. Board discussion continued regarding affordable, remaining affordable,

problems with ordinance, self-regulating, and limits on the buildings. Issues for the applicant include need more information on NHHFA numbers, handicapped access, provisions to address scattered and premature.

Mr. Morris made a motion to continue Hadleigh hearing to June 19 at 8:00 pm. Seconded by Mr. Hohenberger. Passed 7-0.

Mr. Kolodziej made a motion to adjourn. Seconded by Ms. Maloney Passed 7-0. Meeting adjourned 11:45 pm.

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

Respectfully submitted, Nancy Charland