

Planning Board

Minutes of September 18, 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 - Present Nancy Prendergast, Alternate - Present

Alan Carpenter, Selectmen Alternate - Excused

Mr. McLeod opened the meeting at 7:30 pm. Ms. Prendergast replaced Mr. Kolodziej.

MINUTES:

Mr. Hohenberger made a motion to approve the September 4, 2002 minutes. Mr. Morris seconded. Passed 5-0-1. Mr. Wilder abstained.

CORRESPONDENCE:

Record of Appointment for Jack Merchant, CIP citizen member, term to expire 2005;

Letter from William Cass, DOT, regarding September 25 meeting;

Letter from Sam Nassar requesting Fox Farm be moved to the October 2 meeting. Mr. Hohenberger made a motion to grant the request. Mr. Morris seconded. Passed 7-0;

Letter from Totally Tan, 98 Indian Rock Road regarding a sign. Discussion ensued. Mr. Hohenberger made a motion to not require site plan review and to work with staff to guarantee the sign meets all requirements. Mr. Wilder seconded. Passed 4-3. Ms. Linowes, Mr. McLeod, and Ms. Prendergast opposed;

Letter from Benchmark Engineering regarding RSA 676:18;

Letter from Mr. McMahon regarding Griffin Park Multi-Purpose Building. Discussion ensued regarding being pulled from the agenda and the Planning Board not obstructing this. Mr. Wilder made a motion to return the original plans with copies kept for the office. Ms. Prendergast seconded. Discussion ensued. Passed 7-0;

Discussion ensued regarding land thought to be Conservation land when in fact it is owned by the railroads.

Letter from Marlene Bishop and Joseph O’Leary regarding waiving of impact fees. Discussion ensued regarding mobile homes do not pay an impact fee. Mr. Flanders is investigating. Mr. Wilder made a motion to table to the October 2 meeting. Mr. Morris seconded. Passed 7-0;

Special Places newsletter.

NEW BUSINESS:

Office of State Planning Newsletter mentions Windham regarding the National Pollution Discharge Elimination System program. Discussion ensued regarding hiring a consultant, compliance, and waivers.

The Board discussed the Lamplighter dam and flood insurance digitized maps.

Mr. Wilder made a motion to move Kirata Subdivision to October 2. Mr. Hohenberger seconded. Passed 7-0.

PUBLIC HEARINGS:

Castle Reach Subdivision and Special Permit - 50 lots (7-A-400, 3-B-290B, 8-C-50) - Public Hearing Continued

Off Jenny’s Hill Road

Mr. Warren gave a summary of the previous hearings. Mr. Hohenberger made a motion to continue the public hearing. Ms. Prendergast seconded. Passed 7-0. Mr. Warren gave a summary of actions to date. He discussed the roads, cul-de-sac lengths, acreage, on-site septic and wells, and open space.

Mr. Peter Zohdi, Herbert Associates, showed a map of the area with current road and potential new roads and he discussed traffic patterns. His stated his client agreed to no through trucks signs, intersection improvements, Mockingbird Hill improvements, yellow center line, updated trails that do not go through house lots, Overton Road potential buffer in the WWPD, \$25,000 towards the fields, and a area for future recreation.

The Board discussed “no through trucks” signs locations, and recreation field location. Mr. McLeod read a letter from the Recreation Committee. The Board discussed the money and land donation, land access and right-of-way access, and forested area adjacent to the wetland. The Board addressed the issues addressed in the Recreation Committee’s memo. Mr. Frank Farmer, former Recreation Committee Chairman, discussed the Town field problems. Discussion ensued regarding games vs. practice fields. Attorney William Mason addressed the Board regarding recreation, outstanding issues, area association, and feels that all issues have been addressed and asked for approval this evening. The Board discussed better recreational area in the next phase, Conservation Commission additional comments, lots 735 & 736 no-cut zone, Hancock Road vernal pool buffer, create 10’ wide trail not on lots, Phase 3 trails, road locations and widths.

Public comment began with Ms. Laurette Cauthen, 1 Hancock Road, discussed the removal of the temporary road and bus routes.

Board discussion ensued regarding the temporary road cuts and location, road widths, wetland crossing, slopes, wooden-type guardrails with metal backing, drainage swale location, saving the heavy evergreen area which is specified as the recreation area, appropriate place in the next phase for the recreation area, cut area, and incorporating staff recommendations to the plan. Mr. Mason asked about the road widths. The Board suggested 28' and may be narrowed at the next meeting. The Board discussed superimposing the trails.

Mr. Hohenberger made a motion to continue the hearing to the October 2 meeting. Ms. Maloney seconded. Passed 7-0.

Heritage Acres Subdivision and Special Permit - 39 lots (24-F-150, 169, & 300) - Public Hearing

Castle Hill Road

Mr. Turner discussed the plan including extending Heritage Hill Road and Timberland Road, 113 acres, updated traffic study, and intersection grades waiver requested. The plan meets the requirements and recommends it for public hearing. Mr. Wilder made a motion to accept for public hearing subject to granting of the waiver. Ms. Maloney seconded. Passed 7-0.

The Board discussed the waiver requested. No public comment on the waiver. The Board discussed the line of sight and stopping area on Ryan Farm Road. Mr. Wilder made a motion to approve the waiver request in order to minimize disturbance to the site and it is still a safe situation. Ms. Maloney seconded. Discussion ensued. 6-1. Mr. Morris opposed because of slopes.

Mr. Turner discussed moving the cul-de-sac. The Board discussed the buffer and older trails cleared. Mr. Turner discussed the wetland crossing, Conservation Commission has signed the dredge and fill, and roundabout for traffic calming. The Board discussed the rotary vs. four-way intersection, pavement markings, maintenance costs, area traffic, no-through traffic till changed by the Selectmen, Castle Hill Road improvements and culverts fixed, road lengths and cul-de-sacs, and staff recommendations.

Mr. McLeod read letters from 1) Herbert Associates; and 2) Mekdes Abebe. Discussion ensued regarding topography of Mrs. Abebe lot 24-F-104. Mr. Peter Zohdi, Herbert Associates, stated at the next meeting he would bring Mrs. Abebe home location with WWPD; he stated that her land is not subdividable. The Board discussed the right-of-way width to the Town property.

Public comment began with Ms. Grace Stokes, 123 Castle Hill Road, discussed her roundabout concerns.

The Board discussed roundabouts, slope concerns, hammerhead instead of temporary cul-de-sac, and site walk. Site walk scheduled for Saturday, September 28 at 7:30 am to meet at the

Timberlane and Heritage Hill intersection. Conservation Commission to be invited. Ms. Maloney made a motion to continue to the October 2 meeting. Mr. Hohenberger seconded. Passed 6-1. Ms. Linowes opposed.

Spruce Pond Open Space Development - 116 lots (3-B-600, 800, 1200, 1300) - Public Discussion

Route 28 and Depot Road

Mr. Turner explained a public discussion. Mr. Hohenberger made a motion to waive the bylaw and hear new business after 10:30 pm. Mr. Morris seconded. Passed 7-0. Mr. Jack Szemplinski, Benchmark Engineers, discussed a point of order regarding a Board member trying to purchase a piece of this property. Ms. Linowes recused herself from the discussion. Mr. Szemplinski discussed road location, phases, walking trails, site walk, and traffic and wildlife consultants. The Board discussed the road entering onto Route 28, roundabout, and site walk. Mr. McLeod read a letters from: 1) H&B Homes, and 2) Richard and Melissa Locke. The Board discussed Neighborhood Business District area.

Public comment began with Ms. Diane Boisclair, 36 Windham Depot Road, Derry, discussed car accidents, speeding cars and trucks on Windham Depot Road, and wetlands are more dry this year than usual.

Ms. Catherine Benedetto, 34 Windham Depot Road, Derry, expressed her concerns regarding traffic safety and congestion, problem areas on Windham Depot Road, road exit onto Route 28, recreation trails, community wells, submitted notes regarding neighbor's concerns, abutter notification, conservation land, access points, and she read a letter from her 11-year-old neighbor.

Discussion ensued regarding protecting the ponds, saving trails, Board consensus of regional impact, second access, lot sizing, and wetland buffer.

Public comment continued with Ms. Lisa Linowes asked that an engineer come to the Conservation Commission before the site walk. She will put them on the September 26 agenda. She asked about lot number calculations.

Mr. Ronald Mead, 247 Rockingham Road, Derry, expressed his concern for access to wetlands.

The Board scheduled a site walk for Saturday, October 5 at 7:30 am. Board members will meet at the gate at the old racetrack.

Mr. Wilder made a motion to continue to October 2. Ms. Maloney seconded. Passed 6-0.

Ms. Linowes rejoined the Board. Mr. Wilder made a motion to adjourn. Mr. Hohenberger seconded. 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