

Planning Board Minutes of October 16, 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 - Excused

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

Alan Carpenter, Selectmen Alternate - Excused

Mr. McLeod opened the meeting at 7:38 pm.

MINUTES:

Mr. Hohenberger made a motion to approve the Sept 18 minutes. Mr. Morris seconded. Passed 5-0;

Mr. Morris made a motion to approve the Sept 25 minutes. Mr. Hohenberger seconded. Passed 5-0;

Mr. Hohenberger made a motion to approve the September 28 site walk minutes. Mr. McLeod seconded. Passed 4-0-1. Mr. Morris abstained.

Mr. Hohenberger made a motion to approve the October 2 minutes as amended. Mr. Kolodziej seconded. Passed 5-0;

Mr. Morris made a motion to approve the October 5 site walk minutes. Mr. Hohenberger seconded. Passed 4-0-1. Mr. Kolodziej abstained.

BONDS:

Lexington Road, release \$39,617 and retain \$1,800. Mr. Hohenberger made a motion to release and retain. Ms. Maloney seconded. Passed 5-0

Westchester Road, release \$11,296.46 and retain \$7,500. Mr. Hohenberger made a motion to release and retain. Ms. Maloney seconded. Passed 5-0;

Quality Storage, final release \$4,728. Mr. Morris made a motion to release. Mr. Hohenberger seconded. Passed 5-0.

CORRESPONDENCE:

Memo from David Sullivan regarding a meeting on October 21 regarding the Gage Lands;

Letter from Michelle Repetto, Seavey Pond Association, regarding Lamplighter Village site;

DOT meeting minutes with the Planning Board regarding I-93 widening;

Elderly housing report;

Letter from DES regarding Castle Reach II disturbing 980 sq ft of roadways;

Letter from Jack Moltenbrey regarding 149 Londonderry Road culvert;

Dredge and Fill application for Johnson's Highland View Farm;

Public notices from Fremont regarding 150' monopole for telecommunications;

Growing Smarter conference flyer;

RPC Newsletter;

Town and City booklet;

Workforce Housing - Issues and Impacts workshop;

Strengthening NH Communities Initiative workshop;

Preservation Alliance workshop.

NEW BUSINESS:

The Board discussed the upcoming subdivisions along the railroad, ATV usage, depot area, master plan for this area, and a growth management ordinance.

Mr. Hohenberger made a motion to continue Squire Armour Road Extension, Sargent Special Permit, Tremblay Subdivision, Haffners Site, Mesiti Subdivision, and Anderson Open Space Subdivision to October 30 at 8:00 pm. Mr. Morris seconded. Passed 5-0.

PUBLIC HEARINGS:

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

Castle Hill Road

Mr. Turner reviewed the plan to date and outstanding issues. Mr. Tim Stone, Stone Hill Environmental, addressed the Board regarding increased stress on wells, town ordinance, his

recommendations are 960 gallons over a 4-hour period confirmed during or after installation, testing, and standards. The Board discussed water used per day, standards, and community wells. Mr. Kolodziej made a motion to forward the recommendations to the Board of Selectmen to petition the Board of Health to take to public hearing. Ms Maloney seconded. Discussion ensued regarding water quality. Passed 5-0.

Mr. Turner discussed the vernal pool size and roundabout. Mr. Hohenberger made a motion to resume the public hearing. Mr. Kolodziej seconded. Passed 5-0. Mr. Turner reviewed the subdivision including special permits, deed restrictions, road slopes, hammerhead, roundabout, waiver, and dredge and fill. Mr. McLeod read a letter from Herbert Associates. Discussion ensued regarding driveways. Mr. Peter Zohdi, Herbert Associates, discussed the driveway placement, slopes, and road connector. Discussion ensued regarding slopes, driveways, treatment swale, lot numbers, and off-site improvements.

Public comment began with Karin Stokes, 123 Castle Hill Road, stated her concerns with the construction sequence and the roundabout.

Discussion continued regarding the pros and cons of roundabouts. Mr. Hohenberger made a motion to continue Fox Farm and McIntosh Hollow to the October 30 meeting. Mr. Kolodziej seconded. Passed 5-0. Discussion continued regarding the roundabout and right-of-way width. Mr. Morris made a motion for a 20' pedestrian right-of-way at the end of Timberlane Road. Mr. Kolodziej. Passed 3-2. Mr. Hohenberger and Mr. McLeod opposed. Discussion continued regarding recreation and detention pond. Mr. Everett Ryan, owner, stated he would pay \$50,000 towards the off-site improvements. Discussion continued regarding any road agent concerns, \$89,000 total improvements cost, and 60/40 split.

Mr. Hohenberger made a motion to approve the subdivision with the following conditions:

- 1) Add a note on the plan, and add a deed restriction to lot 24-F-202 prohibiting any driveway access from Castle Hill Road and requiring driveway access only from Heritage Hill Road;
- 2) Cistern locations be shown on the plan near/or lots 24-F-206 and 24-F-184 per the recommendation of the fire department;
- 3) Extend the length of the proposed Timberlane Road to remove slope easement from the vernal pool setback and to be shown on the plan;
- 4) Silt fences depicted on the plans should be placed along the line of the WWPD and along the required vernal pool setback line. Additional silt fencing along the edge of wet or edge of vernal pool may be placed as field conditions warrant;
- 5) The pedestrian right-of-way to be deeded to the Town for the connecting Timberlane Road cul-de-sac to the Town land shall be 20' in width;
- 6) Location and construction details of the 5' trails be determined in consultation with staff, and the developer will pay the construction cost;
- 7) Incorporate a roundabout at the Timberlane and Heritage Hill intersection to slow traffic, and roundabout construction details to be in the final plan;
- 8) Waiver to the subdivision regulation to allow a roundabout at the Timberland and Heritage Hill intersection for the purpose of slowing traffic;
- 9) allow up to 2:1 slopes from station 900 to the end of Ryan Farm Road; details to be worked out with staff minimize the detrimental impacts to the landscape;
- 10) Negotiate, to the satisfaction of the Planning Board, the cost sharing improvements to Castle Hill Road as shown on the plan with the developer to contribute no less than 60%;
- 11) Bounds will be set or bonded;
- 12) Road built or bonded;
- 13) On sheet 37 the lot numbers be corrected;
- 14)

Grant the waiver for the hammerhead to be built at the end of Ryan Farm; 15) Reposition and possibly resize the detention pond and work with staff and abutters (lot 304) to determine if feasible; and 16) Guardrail to be steel backed wood to the approved Town standards. Mr. Kolodziej seconded. Passed 5-0.

Discussion ensued regarding special permits. Mr. Hohenberger made a motion to approve the special permit for the wetland crossing and working within the WWPD for Timberlane Road. Mr. Morris seconded. Passed 5-0. Mr. Morris made a motion to approve the special permit for the well construction as noted with the provided construction notes to be attended to. Mr. Hohenberger seconded. Passed 5-0.

Mr. Hohenberger made a motion to waive the bylaws and hear new business after 10:30 pm. Ms. Maloney seconded. Passed 5-0.

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

Route 28 and Depot Road

Mr. Jack Szemplinski, Benchmark Engineering, introduced Mr. Jeff Cantera, Gove Environmental. Mr. Cantera presented the wildlife study including location, physical characteristics, natural communities, and specific wildlife habitats. Discussion ensued regarding displaced wildlife from other developments. Ms. Diane Boisclair, 36 Windham Depot Road, stated she has seen bear, moose, porcupine, and coyotes in the area. Discussion continued regarding displaced wildlife, bears, corridors, and wetlands. Ms. Cathy Benedetto, 34 Windham Depot Road, asked about the large open space areas and does the corridor connect to her brook.

Discussion ensued regarding traffic study presentation, ATV culvert, Route 28 and Windham Depot Road intersection, phasing, cul-de-sac at town border, scattered and premature because of emergency response time. Mr. Brian Harvey, H&B Homes, discussed the phases. The Board discussed connection to Derry before approval of Phase I. *Mr. Kolodziej left the Board.*

Kirata Subdivision - 2 lots (13-C-49) - Public Hearing

46 Searles Road

Mr. Warren reviewed the subdivision including lots, acreage, zoning, WWPD not disturbed, driveways, the plan meeting requirements and recommends it for public hearing. Mr. Hohenberger made a motion to accept for public hearing. Mr. Morris seconded. Discussion ensued. Passed 4-0.

Mr. Warren continued regarding staff recommendations. Mr. Karl Dubay, MHF Design, discussed Searles Road damage and not fair to be attached to Castle Reach connecting to Morrison Road. Discussion ensued regarding treating each subdivision consistently. No public comment. Discussion continued regarding unloading of heavy equipment, damage to

the road, bonding the road repair, and driveway location. Mr. Sam Nassar, Searles Road abutter, stated that if Mr. Kirata has problems with his trucks, Mr. Nassar can help out and use his driveway.

Mr. Kirata, owner, discussed minimizing the damage to the road, no set schedule for equipment, access through Mr. Nassar's property, and does not want to be conditionally approved on Castle Reach connection.

The Board discussed well locations and Castle Reach road construction.

Mr. Hohenberger made a motion to approve the subdivision with the following conditions: 1) Plan sheets 3 and 4 of 4 should be corrected to property identify lot 13-C-49 as the existing lot being subdivided; 2) Amend plan note labeled 607-609 under "Zoning Notes" to read "... the requirements for emergency water supply and fire lane access have been met per NFPA1, as amended ...". 3) No certificate of occupancy be issued on lot 49 prior the base coat of pavement on the Searles to Hancock connector; 4) To bond the repair to Searles Road for damages caused based on a written estimate by a professional engineer; 5) To unload heavy equipment off of Searles Road whenever possible; 6) Bonding or setting of the bounds. Mr. Morris seconded. Passed 4-0.

Ms. Maloney made a motion to adjourn. Mr. Hohenberger seconded. Passed 4-0. Adjourned 12:15 am.

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

Respectfully submitted, Nancy Charland