

Planning Board Minutes of October 30, 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 Roy Dennehy, Alternate - Present

Nancy Prendergast, Alternate - Excused Alan Carpenter, Selectmen Alternate - Excused

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

MINUTES:

Mr. Hohenberger made a motion to approve the October 9 minutes as amended. Mr. Wilder seconded. Passed 6-0; *Ms. Linowes jointed the Board.*

Mr. Morris made a motion to approve the October 16 minutes. Mr. Hohenberger seconded. Passed 6-0-1. Mr. Wilder abstained;

Mr. Wilder made a motion to approve the October 23 minutes as amended. Mr. Hohenberger seconded. Passed 5-0-2. Ms. Maloney and Mr. Morris abstained;

ROAD BONDS:

Sherwood Road, final release \$17,018. Ms. Maloney made a motion to release. Mr. Morris seconded. Passed 6-0-1; Mr. Hohenberger abstained;

Blossom Road, final release \$7,790. Mr. Wilder made a motion to release. Ms. Maloney seconded. Passed 6-0-1. Mr. Hohenberger abstained;

Roulston Road, final release \$7,560. Mr. Wilder made a motion to release. Ms. Maloney seconded. Passed 4-2-1. Mr. Morris and Ms. Linowes opposed. Mr. Hohenberger abstained;

Morrison Road to Hancock Road. Release \$43,436.20 and retain \$6,875. Ms. Linowes made a motion to not release the bond, bring the applicant back to the Planning Board to discuss the original intent of the buffer, and notify abutters for November 6 meeting at 7:30 pm. Mr. Wilder seconded. Passed 7-0;

Mitchell Pond Road, final release \$17,000. Mr. Wilder made a motion to release. Mr. Dennehy seconded. Passed 6-0-1. Mr. Hohenberger abstained;

Partridge Road, release \$22,760 and retain \$1,000. Mr. Morris made a motion to release and retain. Mr. Dennehy seconded. Passed 6-0-1. Mr. Hohenberger abstained.

CORRESPONDENCE:

Letter from Jack Moltenbrey regarding 149 Londonderry Road culvert. Mr. Morris made a motion to put on the November 13 agenda. Mr. Wilder seconded. Passed 7-0;

Meeting notice from NRPC;

Memo from Conservation Commission regarding Gage Lands warrant;

Letter from RPC regarding dues;

Memo from Pat Schena, Historical District Chairman, regarding ordinance and road names. Mr. Schena to be invited to the November 13 meeting.

OLD/NEW BUSINESS:

The Board discussed Lamplighter Village wetland and special permit need, additional workshop meeting scheduled for Tuesday November 26, and Salem High field hockey accomplishments.

Mr. Wilder made a motion to continue Sargent Special Permit, Tremblay Subdivision, Haffners Site, Mesiti Subdivision, and Anderson Open Space Subdivision to November 6 at 8:00 pm. Ms. Maloney seconded. Passed 7-0.

PUBLIC HEARINGS:

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

Route 28 and Depot Road

Ms. Linowes recused herself. Mr. Jack Szemplinski, Benchmark Engineering, overviewed the changes from the previous meeting including layout, emergency access road, and cul-de-sac lengths. Ms. Laurie Rausseo, traffic engineer, summarized the traffic study with the Board. Discussion ensued regarding Windham Depot Road accident data, communication with Derry staff, emergency access road, cut-through use, road layout, Route 28, site distance, and deceleration lane. Mr. McLeod read a memo from the fire department response times. Discussion ensued regarding scattered and premature, adding traffic onto Windham Depot Road which is already an unsafe road, and Route 111 delays. Ms. Rausseo reviewed her accident analysis. Mr. Szemplinski distributed his list of questions. The Board discussed wetland, second means of egress, road length, emergency access road, Derry side approval, bonding and right-of-way of the road, guarantees to connect, loop road, open space layout, road layout, wells, and guarantee connection.

Mr. Wilder made a motion to postpone the Squire Armour Road public hearing to November 6 at 8:00 pm. Mr. Hohenberger seconded. Passed 7-0.

Fox Farm Open Space Subdivision (7-B-30 & 8-C-300) - Public Discussion

Searles Road

Mr. Warren overviewed the subdivision including location, lots, WWPD, cul-de-sac, 20' road needs waiver, 14 lots, access road, cellar hole, railroad bed, open space requirement, block length waiver required, and setbacks. Mr. Gary Spaulding, SFC Engineering, discussed the possible line and open space. Discussion ensued regarding railroad bed, well radius, block length, and 20' road design. Mr. McLeod read letters from: 1) Veronica and Walter Hewett, and 2) SFC Engineering. Discussion ensued regarding road width, open space, 18 conventional lots, raised section, zoning variance required for 20' road, and 40' right-of-way. Highway Agent, Jack McCartney, spoke in opposition of 20' road widths. Discussion continued regarding open drainage, underground utilities, cul-de-sac design, island entrance, and drainage. Mrs. Jean Nassar stated that they're trying to keep the country feel. Discussion ensued regarding slopes, block length, completion of connector road, scattered and premature before connector road, and Board consensus on road width.

The Board discussed sending the plan out for review to the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission (cellar hole), transfer station, highway agent, school, other concerns include line of sight with Gov Dinsmore Road, road speed, and turning movements studies.

Mr. Wilder made a motion to waive bylaws to not take any new business after 10:30 pm. Mr. Hohenberger seconded. Passed 6-1. Mr. McLeod opposed.

McIntosh Hollow Subdivision - 17 lots (13-C-1 & 7-B-5) - Public Hearing

Gov Dinsmore Road

Mr. Turner stated the plan is not in compliance with the zoning regulations because it is not signed and stamped by the soil scientist. Mr. Hohenberger made a motion to accept for public hearing and waive the requirement for the soils stamp based on the information received by Jim Gove. Mr. Wilder seconded. Passed 7-0.

Mr. Warren explained the 17-lot subdivision and special permit including location, traditional subdivision, acreage, access, zoning, WWPD, and waivers requested. Mr. Peter Zohdi, Herbert Associates, further described the waivers requested. Mr. Hohenberger made a motion to approve waiver and minimize impacts on side slopes to allow 3% grade. Mr. Wilder seconded. Passed 7-0. Discussion ensued regarding slope waiver, frontage, and setbacks. Mr. Wilder made a motion to approve the waiver for a 2:1 side slope to minimize impact on cut and fill at station 7+00 to 11+00 on Gov Dinsmore Road. Seconded by Mr. Dennehy. Passed 6-1. Mr. Morris opposed.

Discussion ensued regarding extending right-of-way to property line, potential connection to Stonehedge, and pedestrian easement. Mr. McLeod asked for public comment. Mrs. Jean Nassar, applicant, stated they do not want to connect to Stonehedge nor does the Conservation Commission or neighbors. Discussion ensued regarding the apple orchard. Mr. Sam Nassar, applicant, stated the neighbors are in favor of the subdivision but not the connection to Stonehedge, and not intending to build the subdivision right away. Discussion ensued regarding being exempt from new zoning regulations in four years. Mr. Tom Case discussed the Searles Road traffic study. Discussion ensued regarding drainage, not building the cul-de-sac, road class change from 6 to 5, frontage, hammerhead, certificate of occupancy not issued until connection is built, and wells in WWPD. Mr. McLeod read the department comments. The Board scheduled a site walk for Saturday, November 9 at 8:00 am.

Ms. Maloney made a motion to continue to November 6 at 8:00 pm. Mr. Hohenberger seconded. Passed 7-0.

Mr. Wilder made a motion to adjourn. Mr. Hohenberger seconded. Passed 7-0. Adjourned 12:15 am.

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

Respectfully submitted, Nancy Charland