

Planning Board

Minutes of November 20, 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 - Present Alan Carpenter, Selectmen Alternate - Excused

Mr. McLeod opened the meeting at 7:00 pm. Ms. Prendergast replaced Mr. Kolodziej.

CORRESPONDENCE:

Letter from the NH DOT regarding the Bikeway Feasibility Study;

Notice of Voluntary Merger. Tabled to the next meeting;

Letter from H.E.Dipietro. Discussion ensued;

Citizen Petition to prohibit drive-thrus in Commercial B and C zoning.

OLD BUSINESS:

Discussion ensued regarding next week's meeting and the Selectmen's meeting with the Board of Health regarding wells. *Mr. Dennehy replaced Mr. Morris.*

CIP COMMITTEE PRESENTATION:

Ms. Linowes presented the CIP including preliminary appropriations, bond tables, and project rankings.

Mr. Wilder made a motion to postpone Anderson Subdivision, Delpozso Subdivision, Lamplighter Special Permit, Whispering Winds Phase II Appeal, and Whispering Winds Phase II to December 4 at 8:00 pm. Mr. Hohenberger seconded. Passed 7-0. *Mr. Morris joined the Board, and Ms. Prendergast stepped down.*

Board discussion ensued regarding the CIP. *Ms. Prendergast replaced Ms. Linowes.*

LONDONDERRY ROAD DRAINAGE ISSUE:

Mr. Turner explained the Carr Hill Subdivision drainage issue. Mr. Jack Szemplinski, Benchmark Engineering, addressed this issue and discussed the area before and after construction. Mr. McLeod read a letter from Mr. Jack Moultenbrey. Mr. Moultenbrey discussed wanting his concerns on record. Mr. Szemplinski discussed the drainage. Board discussion ensued regarding bond money, drainage calculations, erosion, vernal pool changes, blasting, and bond review next year.

PUBLIC HEARINGS:

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

Gov Dinsmore Road

Mr. Morris made a motion to continue the public hearing. Mr. Dennehy seconded. Passed 7-0. Mr. Warren reviewed the subdivision and decisions from the previous meetings. He further discussed access, road construction, WWPD is less than one acre, and potential future connection to Stonehedge Road. Mr. Peter Zohdi, Herbert Associates, discussed wetland size, abutter subdivision, and hammerhead. Mr. Sam Nassar, owner, discussed needing a variance for frontage, and minimum impact. Discussion ensued regarding impervious surface. Mr. Jack McCartney, Highway Agent, stated he prefers the cul-de-sac. Discussion ensued regarding cul-de-sac vs. hammerhead, Master Plan, slopes, alternative road layout, agriculture access, road designs, easement to Stonehedge, through road, temporary cul-de-sac, and adjacent land.

Public comment began with Mr. Kevin Reid, 42 Gov Dinsmore Road, stated the road aesthetics are the character of the area; he prefers the hammerhead and keeping the road narrow. Discussion continued regarding current road widths, rules, steep lot driveway, road design, drainage changes, get grades down, through road, easement to tracks, temporary vs. permanent cul-de-sac, and road width guidelines.

Mr. Hohenberger made a motion to approve the subdivision as presented with the following conditions: 1) signature and seal of soil scientist; 2) allowing up to 2:1 side slopes on Gov. Dinsmore and changing the drainage to bring it across the road on the south side as Mr. Zohdi has shown the plan; 3) bonding the bounds; 4) building and bonding the roads; 5) no certificate of occupancies until the road connection to Hancock Road is constructed and paved with a base coat; 6) improvements to Gov Dinsmore Road to base course standards before occupancies as shown on the plan; and 7) 50' right-of-way from the end of the cul-de-sac to steel bridge. Ms. Maloney seconded. Mr. Hohenberger amended his motion to include. 8) final plans, submitted to the Town for signature following approval, shall include the following revisions: a) the seal/signature of the preparer's soil scientist; b) the pedestrian easement which exists over the driveway easement to lot 13-C-11 shall be depicted on all relevant sheets; c) construction sequence details, for the drilling of wells within the WWPD, shall be included on the plans; d) sheets 'cover', 6, 7, 12 and 13 to be revised as necessary to correctly specify the width of the driveway easement to lot 13-C-11. Driveway alignment to lot 13-C-11 to be shortened to eliminate +/- 350 of WWPD impact; e) the cistern location (lot 13-C-5) recommended by the Windham Fire Department; f) lot 13-C-11, currently

labeled on the plan as 12 McIntosh Hollow Road, should be relabeled as 24 Stonehedge Road; g) the location of the 'detail' inset should be indicated on sheet 23. Ms. Maloney seconded. Passed 4-3. Mr. Wilder, Mr. Dennehy, and Mr. Morris opposed. Mr. Morris opposed the designing on the fly.

Mr. Wilder made a motion to continue the Mesititi subdivision to December 4 at 8:00. Mr. Hohenberger seconded. Passed 7-0.

Mr. Warren explained the special permits requested. Mr. Hohenberger made a motion to approve the special permit for the well within the WWPDP on lot 13-C-12. Mr. Wilder seconded. Passed 7-0.

Mr. Zohdi discussed the reduced amount of WWPDP crossing by moving the driveway. Mr. Wilder made a motion to grant the special permit for the driveway crossing on lot 13-C-11 as hand-draw on the plan presented. Mr. Dennehy seconded. Passed 7-0.

Discussion ensued. Mr. Hohenberger made a motion to reconsider for purpose of the WWPDP McIntosh Hollow note. Mr. Wilder seconded. Passed 7-0. Mr. Wilder made a motion for that the wetland on lot 13-C-9 the WWPDP shown does not exist and the plan should be corrected, and the driveway for lot 13-C-6 should come off Mr. Nassar's driveway access to the farm. Mr. Hohenberger seconded. Passed 7-0.

Tremblay Subdivision - 4 lots (21-G-300) - Public Discussion

Canterbury Road

Mr. Turner explained the 4-lot subdivision including location, two plans presented, one with a connection and one without, and staff recommends the connected plan. Mr. McLeod read a letter form Nicholas and Carol Moschilli. Discussion ensued regarding driveways and road grade.

Public comment included Mr. Doug Roberts, 15 Canterbury Road; Mr. Dale Shipman, 14 Candlewood Road; Mr. Mark Bermingham, 12 Canterbury Road; Mr. Larry Sugarman, 17 Candlewood Road; Mr. Bill Ferguson, 22 Bramley Hill Road. All spoke in opposition of the connection for safety reasons.

Discussion ensued regarding road widths, snowplow ease, and traffic study. Mr. Tom Barstone, 9 Canterbury Road, discussed traffic. The Board discussed connector roads, assessor value, neighborhood traffic flow, other connectors, and pros and cons.

Mr. Tom Case, stated the Board needs to choose which plan the Board favors prefers. Discussion continued regarding sending both plans out for comment.

The Board discussed sending both plans out for comment Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Committee, transfer station, highway agent, traffic study to work with staff for scope of work, and the schools (busses).

Mr. Morris made a motion to waive the bylaws to hear new business after 10:30 pm. Mr. Hohenberger seconded. Passed 5-2. Mr. Wilder and Mr. Hohenberger opposed.

Haffners Site (20-E-252) - Public Discussion

48 Lowell Road

Mr. Warren discussed the site and the proposed reuse of the property by removing the 28 existing tanks and installing 2 tanks. The hazardous waste has been removed from the site, certified clean, and the lien released. Mr. E. Haffner Fournier, owner, stated the property has been cleaned at own expense, replacing tanks, dike area, asphalt added, and same use. The Board discussed no additional traffic, #2 heating oil, covered canopy, single-wall tanks, and dike will catch any spillage. Mr. Bob Colluccio, Web Engineering, stated the new plan is safer, conforms to NH tank regulations, explained the tanks and area. Discussion ensued regarding motion sensor lights, down-lit shielded, restoring wetlands, waiving approval process, view from Lowell Road, lighting, no signage, and the neighbor's have been notified. Mr. McLeod read a letter from Ms. Marion F. Greek. Discussion ensued regarding the clean up, neighbor's buried tank, hours of operation, footings, well monitor, tank failure, roof runoff, and same use of the property.

Mr. Wilder made a motion to find that the plan doesn't require site plan review and refer to staff for a building permit provided they: 1) adjust the lighting plan so that the lighting of the facilities is contained within the property with motion-activated down-lit shield lights; 2) hours of operation as on plan 6:00 am-6:00 pm; 3) restore WWPD with loam and conservation mix; 4) paint electrical shed to match storage facility; 5) plans should be changed to show monitoring well. Discussion ensued regarding diesel fuel and heating oil on site. Mr. Dennehy seconded. No public comment. Passed 6-1. Mr. Morris opposed.

Ms. Maloney made a motion to adjourn. Ms. Prendergast seconded. Passed 7-0. Adjourned 12:00 am.

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

Respectfully submitted, Nancy Charland