

Planning Board

Minutes of December 4, 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 – Excused Roy Dennehy, Alternate – Present

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

Mr. McLeod opened the meeting at 7:35 pm. Mr. Dennehy replaced Mr. Wilder.

ROAD BONDS:

Yorkshire Road, release \$55,883 and retain \$15,790. Mr. Morris made a motion to release and retain. Mr. Dennehy seconded. Passed 6-0;

Overton Road, new bond \$966,690. Dunraven Road, new bond \$178,950. Cardiff Road, new bond \$289,446. Temporary Connector Drive, new bond \$84,210. Mr. Hohenberger made a motion to accept. Ms. Maloney seconded. Passed 6-0;

Hancock Road, \$304,478.40. Castle Reach Phase II off-site improvements to Mockingbird Hill, \$58,499.85. Mr. Hohenberger made a motion to accept. Mr. Dennehy seconded. Passed 6-0.

CORRESPONDENCE:

Letters to the Dept of Resources and Economic Development from the Planning Board. Ms. Linowes made a motion for the Planning Board Chairman to sign the letters regarding closing the trail from Lawrence to Manchester to OHRVs. Ms. Maloney seconded. Passed 6-0;

Letter from the Seavey Pond Association regarding Lamplighter Village;

Letter to Senator Judd from the EPA regarding Route 93 widening;

Letter from Real Estate Results regarding not requiring a public hearing for their sign. Discussion ensued. Mr. Morris made a motion to approve the real estate sign at 61 Indian Rock Road. Mr. Hohenberger seconded. Passed 4-2. Ms. Linowes and Mr. Dennehy opposed;

Letter from Attorney Mason regarding the December 11 meeting. The Board is meeting on December 5 at 6:30 pm to discuss the December 11 meeting logistics.

NEW BUSINESS:

Discussion ensued regarding temporary roof sign, Capital Improvement Plan, and the CIP public hearing will be on December 18 at 6:30 pm.

Mr. Hohenberger made a motion to continue Whispering Winds Aquifer Appeal and Whispering Winds Phase II to January 8 at 8:00 pm. Discussion ensued. Ms. Maria Egan, 42 Pleasant Street, stated her concerns with Whispering Winds and wanting to be heard this evening. Mr. Morris seconded. Passed 6-0.

PUBLIC HEARINGS:

Mesiti Subdivision – 8 lots (7-A-694) – Public Discussion

Off Jenny's Hill Road

Mr. Warren explained the subdivision including size, zoning, WWPD, cul-de-sac length, lots, and trail. Mr. Peter Zohdi, Herbert Associates, discussed lot sizes, road profile, granite curbing, and sidewalk. Discussion ensued regarding cul-de-sac length, cross section, waivers, entranceway, road width, driveway, work done to date, sidewalks, Clement Road in Hudson, and landscaping. No public comment. Mr. Tom Case discussed utility location. Discussion continued regarding 24' wide road with sidewalks, dwarf trees in buffer, granite curbing, concrete vs. asphalt sidewalk, and pedestrian easement.

The Board discussed sending the plan out for comment to Highway Safety Committee, fire department, police department, Conservation Commission, Historic District, transfer station, Highway Agent, and schools. Discussion ensued regarding water supply.

Anderson Open Space Subdivision – 30 lots (3-A-512) – Public Discussion

Mitchell Pond Road

Mr. Turner explained the subdivision including location, cul-de-sac, open space, and road loops back to Morrison Road. Mr. Kurt Meisner, Meisner-Brem, gave an overview of the subdivision including acreage, lots, individual wells and septic, wetlands, soils, open space has less wetland impacts, road layout, sight distance, buffer, easement, 130' frontage, and potential house placement. Mr. McLeod read a letters from 1) Meisner-Brem, and 2) Mike and Lori Safford. Public comments were heard from Mr. Jim Donnelly, 17 Mitchell Pond Road; Mr. Geoff Robertson, 7 Mitchell Pond Road; Mr. Peter Joss, 41 Morrison Road; Ms. Nanci Costa, 11 Morrison Road; Mr. Al Souma, 30 Morrison Road; Mr. Michael Peterson, 60 Morrison Road; and Mr. Al Lemay, 26 Mitchell Pond Road. Concerns included wetlands calculations, wells, number of lots, septic locations, leaving the Mitchell Pond cul-de-sac, trails, heavy equipment damaging current roads, blasting, open space protected from future development, site development impact analysis, problems with water supply, water survey of

the neighborhood, wildlife impact, overall plan for development, schools, safety concerns, traffic and speeding, stop signs needed, and ATVs use.

Mr. Meisner stated there will be individual wells and connecting the roads is safer for fire and police response. The Board discussed road placement, lots, slopes, conventional subdivision engineering, Mr. Thorndike's comments, open space vs. conventional, roundabout, road layout, stop signs, connecting the two roads, wells, water problem, well standards, and hydrogeology study. Mr. Peterson, Mr. Roberson, and Mr. Donnelly discussed wells, available water, water supply concerns, number of lots, and the road.

The Board discussed sending the plan out for comments to the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, transfer station, highway agent, hydrogeology study (Tim Stone – assessment and impact on abutters, ability to deliver water, and community well vs. individual wells), drainage study, schools, assessor, and Recreation Committee. Discussion continued regarding retaining trails and recreation field.

Mr. Hohenberger made a motion to waive the bylaws and hear new cases after 10:30 pm. Mr. Morris seconded. Passed 6-0.

Delpozzo Subdivision – 2 lots (7-A-1100) – Public Discussion

108 North Lowell Road

Mr. Turner explained the 2-lot subdivision including location, acreage, WWPD, common driveway, and right-of-way. The Board discussed existing house, old barn and silo foundations, and meets requirements. Mr. Bob Hatch, SFC Engineering, discussed the driveway.

The Board discussed sending the plan out for comments to the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, and highway agent. No public comment.

Lamplighter Special Permit (8-B-6300) – Public Hearing

Seavey Road

Mr. Turner stated the special permit is needed to work in the WWPD, connect the three wells and pump house, and construction sequence. Mr. Terry Trudeau, SE Cummings, discussed the wetlands permit, Conservation Commission discussion, and wetlands crossing. Mr. Randall Shoey, Gove Environment, discussed wetland standards changes. Discussion ensued current wetland, silt fencing, road width, and connecting existing wells. No public comment.

Mr. Morris made a motion to approve the special permit with the following conditions: 1) all work to be conducted in accordance with the “sequence of construction for utility lines within the WWPD”, as submitted by the applicant; and 2) No erection of any structure(s), or

alteration of the surface configuration of the land, within the WWPD is permitted, except as shown on the approved plan. Mr. Hohenberger seconded. Passed 5-1. Ms. Linowes opposed.

Mr. Hohenberger made a motion to adjourn. Mr. Dennehy seconded. Passed 6-0. Adjourned 12:10 am.

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

Respectfully submitted, Nancy Charland