

**PLANNING BOARD MINUTES  
JUNE 18, 2003**

**ROLL CALL:**

Ross McLeod, Chairman – Present	Wayne Morris, Vice Chairman – Present
Lee Maloney, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Nancy Prendergast, Regular Member – Present	Pam Skinner, Regular Member – Present
Roy Dennehy, Alternate – Excused	John Barry, Alternate – Present
Roger Hohenberger, Selectmen Member – Present	Chris Doyle, Selectmen Alternate – Excused

*Mr. McLeod opened the meeting at 7:40 pm. Mr. Barry replaced Mr. Kolodziej.*

**MINUTES:**

- Ms. Prendergast motioned to approve the May 28 minutes. Mr. Barry seconded. Passed 7-0;
- Mr. Morris motioned to approve the May 29 minutes. Ms. Maloney seconded. Passed 5-0-2. Mr. Hohenberger and Ms. Skinner abstained;
- Ms. Maloney motioned to approve the June 4 minutes as amended. Mr. Morris seconded. Passed 6-0-1. Mr. Hohenberger abstained.

**ROAD BONDS:**

- Hancock Road, release \$157,694 and retain \$147,306. Mr. Morris motioned to approve. Mr. Barry seconded. Passed 7-0.

**CORRESPONDENCE:**

- Letter from the Heron Cove Association regarding Martel Electronics letter of April 2, 2003;
- Letter from Citizens for NH Land and Community Heritage regarding LCHIP;
- Dredge and fill letter from DES for Spruce Pond;
- Memo from RPC regarding planning assistance grants;
- Town and City booklet.

**OLD/NEW BUSINESS:**

The Board discussed the Selectmen's request for additional information for a bond release. Mr. Turner discussed the search for a temporary building inspector, the search for a firm to resume Bob Thorndike's duties, discussed Keach-Nordstrom's qualifications and recommended them. Discussion ensued regarding Keach-Nordstrom including payment, retainers, meeting attendance, and the RFP. Mr. Hohenberger motioned to allow Keach-Nordstrom to temporarily review plans until the Planning Board makes a final decision. Ms. Skinner seconded. Discussion ensued. Passed 5-1-1. Ms. Prendergast opposed. Mr. Morris abstained.

Discussion ensued regarding RPC appointments, RPC meets on Wednesday evenings, tomorrow evening's meeting, and flowers and card to Mr. Thorndike.

**Hadleigh Woods Condo Document Revision (3-B-200 & 265) – Public Hearing Continued  
Rockingham and Flat Rock Roads**

Mr. Barry motioned to continue the public hearing. Mr. Hohenberger seconded. Passed 7-0. Mr. Turner discussed the change to the condo documents needed a ZBA hearing, fair housing act, ordinance, state law, and hardship.

Attorney Peter Bronstein, representing H&B Homes, shared the notice of decision from the ZBA, discussed 100% of occupants will be 55 years of age or older, significant facilities and services, statute amendments, federal and state law conflict. Discussion ensued regarding the town ordinance, facilities and services, compliance to requirements, NH Commission for human rights, fair housing compliance, document changes, fees unchanged, resale, age verification, other rules and regulations, no grace period, owners and occupants ages be 55 and over except for caregivers, and Attorney Campbell review. No public comment. Discussion continued regarding any other changes because of the age change.

Mr. Bronstein addressed services provided including maintenance issues, accessible physical units, transportation provided by the Windham Senior Center, and significant facilities and services. The Board discussed housing opportunities, other services not provided, Board of Directors duties, condo bylaws include resources available, Senior Center services, Senior Center donations, maintaining association fees, important housing opportunity, dining facilities, and homeowners association.

Mr. Hohenberger motioned for section 2-7-9 of the condominium declaration to be clarified, annual survey by condo association requesting age verification, all occupants and owners will be age 55 and over except for caregivers as defined in the Fair Housing Act, the Board of Directors form a committee to dispense information regarding the Windham Senior Center programs, functions and amenities, return to the Board with list of items 1-12 referenced in Human 302.03 addressing how the development will conform with the spirit and intent of each item, get in touch with senior center to verify ability to serve the residents, and return to the Board for July 9 meeting. Mr. Morris seconded. Passed 7-0.

**McIntosh Hollow – 17 lots (13-C-1 & 7-B-5) – Public Hearing Continued**  
**Gov Dinsmore Road**

Mr. Turner discussed input regarding the road width issue from the fire department, Highway Safety Committee, and the Highway Agent. Applicant not in attendance. Mr. Hohenberger motioned to continue to July 9. Mr. Barry seconded. Passed 7-0.

**Anderson Open Space Subdivision – 30 lots (3-A-512) – Public Hearing Continued**  
**off Morrison and Mitchell Pond Roads**

Mr. Morris motioned to continue the public hearing. Mr. Barry seconded. Passed 7-0. Mr. Warren reviewed the meeting dates, subdivision plans, special permits, hydrogeology study, cistern, waivers, and staff recommendations.

Attorney Bronstein, representing the applicant, addressed staff recommendations.

Mr. Kurt Meisner, Meisner-Brem, answered the Boards questions regarding the waivers. Discussion ensued regarding guardrails and retaining wall. Mr. Hohenberger motioned to approve the waiver to Subdivision Section 901.8, 2:1 roadway side slopes in the area of station 5 to 9 to save on wetland intrusion and work with staff for the wall design. Mr. Barry seconded. Passed 7-0.

Discussion ensued regarding velocity and location of storm water drainage. Mr. Barry motioned to approve waiver to Subdivision Section 601.1, granting the waiver allows applicant to exceed the max. 7.5 FPS flow rate or less for closed drainage to reduce maintenance cost within the pipes and impact to the environment associated with shallow pipe slopes. Mr. Hohenberger seconded. Discussion ensued. Passed 7-0.

Mr. Meisner withdrew the request for a cross section waiver Subdivision Section 702.2.

Discussion ensued regarding a minimum cover over pipes. Mr. Hohenberger motioned to approve waiver to Subdivision “Typical Section Details”, 4’ min. cover over pipes required for station 00 to 900 for less environmental damage, achieve 2% grade at the intersection of new road at Morrison Road, and less filling of the wetlands. Mr. Barry seconded. Passed 7-0.

Mr. Meisner stated the waiver to Section 702 regards identifying trees on the site. Mr. Hohenberger motioned to approve waiver to Site Plan Section 702, regarding location of trees larger than 12” diameter as most of the trees are in the opens space area. Ms. Skinner seconded. Passed 6-0-1. Mr. Morris abstained.

Discussion ensued regarding the traditional subdivision number of lots, site plan, 3-A-617 and 615 septic locations, 4K area, traffic survey, three way stop sign, and open trails to the general public. Mr. Bronstein discussed concerns with public access. Discussion continued regarding trails access, liability, and road width.

Public comment included Mr. Kevin Nolan, 12 Morrison Road; and Mr. Bob Coole, 20 Morrison

Road. Topics included guardrails, stonewalls, signs, construction hours, traffic, trails, speed bumps, reflectors, fog lines, phone poles snapped, and public input.

Mr. Hohenberger motioned to approve the subdivision and site plan with the following conditions: 1. The standard notation regarding compliance with NFPA 1142 be added to the final plans prior to recording; 2. Additional detail should be added to the Note on Sheet 8 regarding the specific intent of the "Roadway Upgrade and Drainage Easement"; 3. Hours of Construction will be 7:00 am – 7:00 pm Monday through Friday and 7:00am to 5:00 pm on Saturdays; 4. Loading or unloading of equipment, and parking of vehicles, on Morrison Road be prohibited for safety reasons; 5. A pre-blast survey be conducted on structures within 1000' of the blasting site prior to any blasting activity on the subject parcel; 6. Guardrails and/or safety barrier be installed along the outside edge of the curve on Morrison Road (east of the site entrance) of a design and construction to be determined in conjunction with the impacted homeowners and staff; 7. The developer be required to install, at his cost, roadway under drains along the proposed Mitchell Pond Road and Taylor Farm Road – with the locations and specifications for the under drains to be determined by the Planning & Development staff and the Road Agent; 8. The developer work with the necessary Town departments and staff to devise appropriate traffic calming measures to reduce traffic speeds and increase safety along Morrison Road in the vicinity of the proposed access road. Said traffic calming measures to be accomplished at the developer's expense. Planning Board to request Selectmen's approval for three way stop signs and road striping; 9. Developer to be responsible, at his expense, for the removal of the existing Mitchell Pond cul-de-sac, and for the restoration and replanting of the adjacent easement areas; 10. Accept developers contribution of \$500 per lot for Griffin Park improvements payable at building permit issuance; 11. Setting or bonding of the bounds; 12. Building or bonding of the roads; 13. Covenants to be prepared to allow existing trails to be available for use by abutters in common areas along westerly property line and southeastern property as shown on plan; 14. Fog lines to be installed on Morrison Road from lot 3-A-650 to the new development's access road, to be installed at the developer's expense; 15. Developer to transplant trees to revegetate easement between lots 606 and 607 and detention ponds #2 and #4; 16. Developer to provide to staff proper septic system designs for lots 615 & 617; 17. Road cross sections to be submitted to staff and incorporated into the final plan set; 18. Delete copy write notice on all plan sheets; 19. Change all guardrail references and specifications on plan sheets to refer to Town of Windham requirements; 20. Subject to granting of state and federal permits. Ms. Skinner seconded. Passed 5-2. Mr. Morris and Ms. Prendergast opposed.

Mr. Barry motioned to approve the special permit the work described in Matt Hamor's memo dated June 17, 2003. Ms. Skinner seconded. Passed 6-1. Mr. Morris opposed.

Mr. Hohenberger motioned to adjourn. Mr. Barry seconded. Passed 7-0. Meeting adjourned 11:55 pm.

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

Respectfully submitted, Nancy Charland