

**PLANNING BOARD MINUTES  
JULY 9, 2003**

**ROLL CALL:**

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

*Mr. McLeod opened the meeting at 7:30 pm. Mr. Dennehy replaced Ms. Prendergast.*

**ROAD BONDS:**

- Hancock Road Landscaping, release \$2000 each to Randall and Jennifer Troupe, Scott and Jane Baetz, Steve and Lauette Caughen, Bo Rueda, Jason and Kristin Merrill and retain \$8,875. Mr. Morris motioned to approve. Mr. Hohenberger seconded. Passed 6-0;
- Heritage Hill Walking Easements, final release of \$1000. Ms. Maloney motioned to approve. Mr. Dennehy seconded. Passed 6-0;
- Castle Hill Road Off Site, final release \$14,728.80. Ms. Maloney motioned to approve. Ms. Skinner seconded. Passed 6-0;
- Kiddie Academy, final release \$20,000. Mr. Dennehy motioned to approve. Ms. Maloney seconded. Passed 6-0;
- AP Dailey Laminating, final release \$7,475. Mr. Morris motioned to approve. Mr. Dennehy seconded. Passed 6-0;
- Fletcher Road Extension, bond acceptance \$70,470. Mr. Dennehy motioned to approve. Ms. Skinner seconded. Passed 6-0;
- 8 Ledge Road, bond acceptance \$30,000. Discussion ensued. Mr. Glen Cairns, owner, discussed the changes with the Board. Mr. Dennehy motioned for photos 4 and 5 (ditch line only) revert to the original site plan to provide the necessary drainage, photos 1, 2, 3 to remain as is, and to work with staff. Mr. Hohenberger seconded. Passed 6-0. Ms. Maloney motioned to accept the \$30,000 bond. Mr. Dennehy seconded. Passed 6-0.

**CORRESPONDENCE:**

- ZBA notice from the Town of Londonderry;
- Letter from Mildred and Warren Leuteritz regarding Lamplighter Village;
- Notice for a symposium on sprawl on September 6;
- Notice for Basic Training for Planning and Zoning Board Members on Oct 25.

**OLD BUSINESS:**

The Board discussed lighting at McDonalds, Windham Restaurant and on the corner, and Honda outdoor storage.

**NEW BUSINESS:**

CIP Planning Handbooks, Mr. Dennehy in the cancer bike ride, potential joint meeting with the Selectmen regarding a new building at Griffin Park, and the Board to discuss consultant use at next week's workshop.

Ms. Skinner motioned to move Windham Meadows II and Bear Hill III to the July 23 meeting. Mr. Dennehy seconded. Passed 6-0.

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

Ms. Maloney motioned to open and continue the public hearing. Ms. Skinner seconded. Passed 6-0. Mr. Turner reviewed actions to date. Attorney Peter Bronstein discussed the letter he sent to the Board in response to the previous meetings including the 12 items of services and facilities. The Board discussed

disregard of transportation, continuing education programs, and social life programs. Mr. McLeod read a letter from Barbara Coish of the Windham Senior Center. Discussion ensued regarding transportation services, impact on the Senior Center, and senior van. Mr. Tom Case discussed the town van, impact to the Senior Center, and Senior Center services. Discussion continued regarding required services, Whispering Winds residents age and working status, \$100 condo fee unrealistic, and irrigation. Mr. Brian Harvey, H&B Homes, discussed the irrigation system. Mr. Elaine Unsworth, listing agent for Hadleigh Woods, discussed potential owners don't want a clubhouse. Attorney Campbell, town counsel, discussed his review of the federal and state laws for elderly housing, amendments, compliance, and affordability.

Mr. Hohenberger motioned to approve the proposed changes to the condo documents for Hadleigh Woods as per exhibit H and I and to note the following stipulations on items 1-12 listed under the state law required for housing developments of 55 years of age or older: 1) Programs designed to provide a social life for residents is provided by the Senior Center; 2) Continuing education programs of interest to residents is available at local colleges and bringing them on-site at an affordable housing complex would invalidate the affordability of the complex; 3) Information and counseling services on-site would invalidate the affordability of the complex; 4) Recreation programs besides the walking paths on site are provided by the Senior Center; 5) Homemaker services available through the Visiting Nurse Association; 6) Services designed to assist residents with the maintenance and upkeep of building and grounds are provided within the condominium fees and projected costs of \$100 keeps it in line with the affordability; 7) An accessible physical environment is built into the units as all units are handicap adaptable and one floor living is possible; 8) Emergency and preventative health care programs provided by Senior Center; 9) Congregate dining facilities on site would invalidate the affordability of the units; 10) Transportation to facilitate the access to social services is provided by the Town of Windham; 11 & 12) Referral services and Services designed to encourage and assist residents to use the services and facilities available to them. – condominium board of directions will establish an ombudsman committee to provide information on a quarterly basis to the residents about all service and facilities available in the area concerning the above; 13) This development provides critical affordably housing to seniors. And also to accept the \$5,000 donation to support the Senior Center. Ms. Maloney seconded. Passed 5-1. Mr. Dennehy opposed.

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

Ms. Maloney motioned to open and continue the public hearing. Mr. Dennehy seconded. Passed 6-0. Attorney Campbell summarized McIntosh Hollow to date and discussed a proposal to resolve the issues including Jenny Hill Road connection already stipulated in court, improvements to Gov Dinsmore Road, base coat standards before certificate of occupancies, cost by Nassar Investment Trust, McIntosh Hollow Rd and class VI extension built in 22' of pavement, base width not yet decided, waiver of regulation of 2 year time frame of completion, alternate design for turnaround, and options to move forward. Discussion ensued regarding 2 year road construction time frame, road shoulder width, Mr. Turner recommended 30' gravel width, and road terrain and placement. Mr. McLeod read a correspondence from 1) David Sullivan, town administrator; and 2) Jack McCartney, highway agent and Don Messier, fire chief.

Attorney Peter Loughlin, Nassar attorney, discussed 22' road with 26' base, road bonding, timing of road building, variance needed for turnaround design change, road building costs, and road base width. *Mr. Kolodziej joined the Board.* The Board discussed Gov Dinsmore Road current road width, Richards Avenue in Portsmouth, NH DOT suggested road design, road widths, right-of-way for potential future development, and shoulder width.

Ms. Maloney motioned to authorized approval of the settlement and to include waiver of subdivision regulation section 704.1.2 regarding 2 years completion. Mr. Kolodziej seconded. Passed 5-2. Mr. Hohenberger and McLeod opposed.

Mr. Hohenberger motioned to waive bylaws to hear Spruce Pond and Goodhue. Ms. Skinner seconded. Passed 7-0.

**Spruce Pond Open Space Subdivision – 48 lots (3-B-600, 650, 1200 & 1300) – Public Hearing Rockingham Road**

Mr. Warren explained the subdivision and site plan including acreage, lots, zoning, waivers, special permits for work in the WWPD, application ready for acceptance and recommended it for public hearing. Mr. Hohenberger motioned to accept for public hearing subject to granting of the numerous waivers. Ms. Skinner seconded. Discussion ensued. Passed 7-0.

Discussion ensued regarding potential issues including phasing, and egress to Depot Road. Mr. Jack Szemplinski, Benchmark Engineering, discussed egress to Depot Road, Derry Subdivision, and connection to Hopkins Road. Discussion continued regarding connection to Derry, neighborhood recreation, emergency response times to this area of town, and bicycle trails.

Mr. Hohenberger motioned to continue to July 23 at 8:00 pm. Mr. Dennehy seconded. Passed 7-0. Discussion ensued regarding a future site walk.

**22 Goodhue Road, Derry – Public Hearing**

**22 Goodhue Road, Derry**

Mr. Warren explained RSA 674:54 IV requires approval from Windham. The approved subdivision is mostly in Derry, only 427 square feet is in Windham, and has no taxable property ID. Mr. Hohenberger motioned to accept for public hearing. Mr. Kolodziej seconded. Passed 7-0. Discussion ensued that the subdivision has been approved by Derry. Mr. Morris motioned to approve the Windham portion of the subdivision. Ms. Skinner seconded. Passed 7-0.

Discussion ensued regarding Mr. Hohenberger's years of service. Mr. Morris motioned to thank Roger for his years of service. Mr. Dennehy seconded. Passed 6-0-1. Mr. Hohenberger abstained.

Ms. Maloney motioned to adjourn. Mr. Dennehy seconded. Passed 7-0. Meeting adjourned 11:10 pm.

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

Respectfully submitted, Nancy Charland