

PLANNING BOARD MINUTES
AUGUST 6, 2003

ROLL CALL:

Ross McLeod, Chairman – Excused
Lee Maloney, Secretary – Present
Nancy Prendergast, Regular Member – Present
Roy Dennehy, Alternate – Excused
Chris Doyle, Selectmen Member – Present

Wayne Morris, Vice Chairman – Present
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Present
John Barry, Alternate – Excused
Bruce Breton, Selectmen Alternate – Present

Mr. Morris opened the meeting at 7:30 pm.

MINUTES:

- Mr. Doyle motioned to approve the July 30 minutes. Ms. Skinner seconded. Passed 3-0-3. Mr. Morris, Ms. Prendergast, and Mr. Kolodziej abstained;
- Ms. Maloney motioned to approve the July 23 minutes. Ms. Prendergast seconded. Passed 4-0-2. Mr. Kolodziej and Ms. Skinner abstained.

CORRESPONDENCE:

- Letter from Whispering Winds Board of Directors. Discussion ensued. Ms. Mona Feicuch, Board of Directors, discussed issues and associated costs. Mr. Peter Zohdi, Herbert Associates, discussed his response to the problems. Staff will bring an update to the August 20 meeting. Mr. Roy Dennehy, Whispering Winds Association, further discussed the issues. *Mr. Dennehy joined the Board.*

ROAD BONDS:

- Heritage Hill Road, decrease bond \$35,448.00. Ryan Farm Road, increase bond \$32,569.20. Ms. Maloney motioned to decrease and increase. Ms. Prendergast seconded. Passed 7-0.

OLD/NEW BUSINESS:

The Board discussed Whispering Winds.

LIASON REPORTS:

Mr. Doyle discussed the HB420 signing, and Selectmen's Hopkins Roads site walk.

Ms. Skinner stated the Conservation Commission will have a public hearing for the Stolarz land acquisition.

Castle Reach III – 55 lots (7-A-400) – Public Discussion Continued
Off Cardiff Road

Mr. Warren discussed the continuation of the public discussion. Attorney Mason requested that Mr. Dennehy recuse himself. Discussion ensued. Mr. Dennehy remained on the Board.

Mr. Zohdi discussed the road system, lots, road widths, and requested department comments. Discussion ensued regarding road widths. Mr. Eric Nickerson, owner, discussed road widths. Discussion continued regarding road widths, cul-de-sac size, Board consensus of main roads 28' and cul-de-sac roads be 26', and recreation area. The Board discussed sending the plan out to those on the checklist, and Keach-Nordstrom will review the drainage.

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

Mr. Warren discussed no motion to continue at last meeting, reviewed actions to date, revised plans, and additional waiver requests. Mr. Joe Maynard, Benchmark Engineering, discussed talking about the plan this evening. Discussion ensued regarding the meeting has been posted for August 20.

Bear Hill III – 21 lots (20-E-250, 255 & 20-D-307) – Public Discussion
Bear Hill Road

The Mr. Morris read a letter from Attorney Campbell, and Attorney Mason summarized his letter.

Discussion ensued regarding ownership, and conceptual discussion. Mr. Karl Dubay, MHF Design, discussed staying clear of the cistern and right-of-way issues. Mr. Zohdi discussed connecting to Westchester Road, lots, aquifer, continuing Westchester Road, slope waiver, and 40' right-of-way. Discussion ensued regarding road length, temporary cul-de-sac, former plan denied for road length with no outlet, construction sequence, construction begin at Westchester Road, road widths, terrain, 8% grade, town land, site walk, brook crossing, drainage and wildlife.

Public input heard from Mr. Anthony Novellino, 9 Westchester Road; Mr. Eugene Boucher, 31 Bear Hill Road; Mr. John Giles, 12 Westchester Road; Mr. John Narkewich, 5 Westchester Road; Mr. Karl Dubay, 21 Telo Road; and Mr. Bruce Anderson, Conservation Commission Chairman, 19 Osgood Street. Concerns included drainage, property easement, moving a right-of-way between new lots, traffic, environmental impact, dedicated rights-of-way or easements, wetland crossings, road widths, and wildlife study.

Mr. Morris read a letter from Mr. Jim Logan. The Board discussed sending the plan out those on the checklist, traffic study by independent traffic consultant, drainage study, community impacts, look at procedure with roadway right-of-way vs. easement with town counsel, wildlife study, and new school location. Site walk scheduled for Saturday, September 6 at 8:00 am.

Costa Special Permit (3-A-601) – Public Hearing

15 Morrison Road

Mr. Warren discussed the special permit. Mr. Doyle motioned to accept for public hearing. Mr. Dennehy seconded. Passed 7-0. Mr. Warren continued his comments including previous approval of the subdivision regarding the need of a special permit, WWPD encroachment, and site stabilized, and remediation plan. Mr. Zohdi discussed the WWPD disturbance, and vegetation. Mr. Warren stated the disturbance was unintentional, and staff is okay with the remediation plan. No public input.

Mr. Doyle motioned to approve the special permit and remediation plan. Ms. Skinner seconded. Discussion ensued. Passed 7-0.

Ms Prendergast motioned to adjourn. Ms. Maloney seconded. Passed 7-0. Meeting adjourned 10:30 pm.

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

Respectfully submitted, Nancy Charland