

# **Planning Board**

## **Minutes of February 5, 2003**

### **ROLL CALL:**

Ross McLeod, Chairman – Present Wayne Morris, Vice Chairman – Present

Lee Maloney, Secretary – Excused Roger Hohenberger, Selectmen Member – Present

Walter Kolodziej, Regular Member – Present 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 7:30 pm. Ms. Prendergast and Mr. Dennehy replaced Ms. Maloney and Mr. Wilder.*

### **CORRESPONDENCE:**

Letter from Bedford Design requesting bond releases on Mockingbird Hill, Jenny's Hill, Netherwood, and Gov Dinsmore Roads. Mr. Turner stated these roads cannot be inspected until the snow melts, and he will inform the applicant.

*Mr. Wilder joined the Board and Mr. Dennehy stepped down.*

ZBA legal notice regarding WWPD interpretation;

Letter regarding the Citizen Petition for the Master Plan.

### **OLD BUSINESS:**

The Board discussed Parker Ridge Development in Bedford regarding sufficient water, Whispering Winds information from the attorneys, meeting place for Salem to Concord trail, and Sheffield community well.

### **NEW BUSINESS:**

The Board discussed residents running for the Planning Board open positions.

Mr. Mark Samsel, 4 Depot Road, discussed House Bill 420 with the Board. Mr. Morris motioned to support House Bill 420 with a letter to Rep DeFrusia and copies to sponsors, Derry representatives, and Selectmen. Mr. Wilder seconded. Discussion ensued. Passed 7-0.

Mr. Samsel shared information regarding House bills 152 and 385. Mr. Kolodziej motioned to send a letter to sponsors, Windham Representatives and Selectmen in support of HB385. Ms. Linowes seconded. Passed 7-0.

## **PUBLIC HEARING:**

### **Hadleigh Woods Condo Documents Revision (3-B-200 & 265) – Public Hearing**

#### **Flat Rock Road**

Mr. Warren explained the applicant's request, and the application is sufficient and ready for public hearing. Mr. Warren read the changes into the record. Mr. Wilder motioned to accept documents revision for public hearing. Ms. Prendergast seconded. Passed 7-0.

Discussion ensued regarding language. Public comment began with Ms. Elaine Unsworth, 18 Blossom Road, discussed age requirements. Discussion ensued regarding age requirements and zoning regulations with Mr. Brian Harvey, H&B Homes and Mr. Jack Szemplinski, Benchmark Engineering. Discussion continued regarding enforcement, requirements, warrant, elderly housing, and current covenants.

Ms. Prendergast motioned to approved the elderly housing covenants with the following changes: 1) "in (3)" stricken; 2) add the following "Include a provision that upon departure of 62 or older resident that 2 year grace period be granted for the non-compliant occupant to come into compliance." Mr. Hohenberger seconded. Passed 6-1. Mr. McLeod opposed.

### **Spruce Pond Subdivision Road Construction (3-B-375, 600, 650, 800, 890, 900, 1200, 1300) – Public Discussion**

#### **off Rockingham Road**

*Mr. McLeod left the Board and Mr. Morris took over Chairmanship duties. Ms. Linowes recused herself and Mr. Dennehy replaced her.*

Mr. Jack Szemplinski, Benchmark Engineering, explained additional land acquired and road configuration including Hopkins Road, wetlands, and connections. Discussion ensued regarding Depot Road, connection, cul-de-sac, Rockingham trail, emergency response, Anderson subdivision, traffic flow, Conservation Commission interest land, bridge, and rail corridor. Mr. Joseph Maynard, Benchmark Engineering, discussed the prior crossing. Discussion ensued regarding right-of-way width, historic structures, number of lots, phases, guarantee of a connector, master plan, and Derry.

Public comment began with Ms. Linowes, Conservation Commission, asked for this to be brought to the Conservation Commission and also to have a natural resource assessment.

The Board discussed sending the road layout plan out for comment to Highway Safety, fire department, police department, Conservation Commission, and highway agent. Mr. Szemplinski to show connection to Derry and Anderson development.

Mr. Hohenberger motioned to adjourn. Mr. Kolodziej seconded. Passed 6-0. Adjourned 9:30 pm.

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

Respectfully submitted, Nancy Charland