

Planning Board

Minutes of April 2, 2003

ROLL CALL:

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

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

Walter Kolodziej, Regular Member – Present Nancy Prendergast, Regular Member – Present

Pam Skinner, Regular Member – Present Roy Dennehy, Alternate – Present

Alan Carpenter, Selectmen Alternate – Excused

Mr. McLeod opened the meeting at 7:30 pm. Mr. Dennehy replaced Mr. Kolodziej.

MINUTES:

Mr. Hohenberger motioned to approve the March 19 minutes. Ms. Skinner seconded. Passed 6-0.

Mr. Kolodziej joined the Board.

BONDS:

Kiddie Academy, \$10,000 release and retain \$20,000. Ms. Maloney motioned to release and retain. Mr. Dennehy seconded. Passed 6-0.

OLD BUSINESS:

The Board discussed the DOT Salem to Concord Bike Path Feasibility Study, summarized the options, price, the idea of towns pursuing funding sources and 12' wide paved section of Rail Trail.

Liaison reportS:

Board of Selectmen - Mr. Hohenberger discussed the March 31, 2003 BOS meeting and informed the Board the BOS will institute four month rotations to the Planning Board. Galen Stearns is the designated BOS Alternate for 2003.

Conservation Commission – No report because there was no quorum at the last meeting.

Mr. Morris joined the Board.

CORRESPONDENCE:

Letter from Kiddie Academy regarding relocation of dumpster pad and enclosure. Mr. Hohenberger motioned to approve changed location of dumpster, to enclose with a 6' stockade fence and screen with dense landscaping. Ms. Prendergast seconded. Passed 6-0-1. Mr. Morris abstained;

Letter from Attorney Emmer regarding Whispering Winds letter;

Letter from Donna Meisel regarding Hadleigh Woods age requirement;

Memo from David Sullivan regarding Gardner Road right-of-way. Ms. Maloney motioned to instruct staff to submit a letter to Dave Sullivan that the Planning Board has no issue with Gardiner Rd. Seconded by Ms. Skinner. Passed 6-0-1. Mr. Hohenberger abstained;

Notice of decision from the ZBA;

Confidential letter from Attorney Campbell;

Subdivision and Site Plan Regulations Legal notice;

Letter from RPC regarding dues.

Windham Meadows (19-A-801) – Public Hearing Continued

Mammoth Road and Pleasant Street

Mr. Hohenberger motioned to continue the public hearing. Ms. Skinner seconded. Passed 7-0. *Mr. Dennehy voluntarily recused himself.*

Applicant presented new plans which staff did not have sufficient time to review. Discussion ensued pertaining to frontage on parcel, the number of building (7 v. 6), sidewalks, two means of access, control gate with opticon controls, pavement treatment, island landscaping and widths, crosswalks, and treatment swale reconfiguration at rear of property. Staff is concerned with extension of swales into the WWPD, locations of silt fencing at unprotected WWPD area, the club house, handicap parking, accessible features, and enhancement of traffic circulation and parking at the club house area. Discussion of traffic report summary indicating daily trips at 30 a.m. and 40 p.m., not significant traffic to warrant left or right only turn lanes, and sight distance is 600' in both directions. *Mr. Kolodziej joined the Board.*

Mr. Hohenberger inquired if affordability was written into the covenants, and discussion ensued regarding median average income, the availability of subsidies to achieve affordability, selling prices of units, operating costs of complex, layout of center island, traffic, sidewalk materials, gate operations and maintenance responsibility, treatments swales, location of trees to protect from unnecessary cutting. Site walk of property scheduled for Sunday, April 6, 2003 at 8:00 am. Motion by Ms. Skinner to continue public hearing to April 16, 2003 at 8:00 pm. Ms. Maloney seconded. Passed 7-0.

Mr. Hohenberger made a motion to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned 10:10 pm.

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

Respectfully submitted, Lee Maloney