

**PLANNING BOARD MINUTES  
JANUARY 7, 2004**

**ROLL CALL:**

Ross McLeod, Chairman – Present	Wayne Morris, Vice Chairman – Present
Lee Maloney, Secretary – Present	Walter Kolodziej, Regular Member – Present
Nancy Prendergast, Regular Member – Present	Pam Skinner, Regular Member – Present
Roy Dennehy, Alternate – Present	Phil LoChiatto, Alternate – Present
Bruce Breton, Selectmen – Present	Chris Doyle, Selectmen Alternate – Present

*Mr. McLeod opened the meeting at 7:30 pm.*

**MINUTES:**

- Ms. Skinner motioned to approve the Oct 29 minutes. Mr. Kolodziej seconded. Passed 7-0;
- Mr. Breton motioned to approve the Dec 17 minutes. Ms. Prendergast seconded. Passed 7-0.

**BONDS:**

- Rogers Auto Body, new bond \$4,200. Ms. Maloney motioned to accept. Mr. Breton seconded. Passed 7-0.

**CORRESPONDENCE:**

- Letter from Mr. Zohdi regarding Pine Hill Road;
- Confidential letters (3) from Attorney Campbell regarding zoning. To be discussed at the January 14 meeting;
- Letter from DES;
- Legal Notice from the Town of Hampton;
- Sovereign Bank Sign to replace the First Essex sign. Discussion ensued. Mr. Phil Lochiatto, 5 Faith Road, discussed the sign colors. Discussion ensued regarding corporate logo, and distance from the road. Mr. Breton motioned to approve changes. Mr. Kolodziej seconded. Discussion ensued. Passed 7-0.

**OLD/NEW BUSINESS:**

The Board discussed a letter of support for the Trails Committee for a trails grant for ramps and bridges for conservation areas. Ms. Maloney motioned to approve a letter in support. Ms. Prendergast seconded. Passed 7-0.

The Board discussed January 20 meeting for zoning amendments. Mr. Morris motioned to have the a January 20 meeting for zoning amendments. Mr. Breton seconded. Discussion ensued. Passed 7-0.

**PUBLIC HEARINGS:**

**Mesiti/Castle Reach Special Permit (7-A-691) – Public Hearing Continued**

**Off Jenny’s Hill Road**

Ms. Prendergast motioned to reopen the public hearing. Mr. Breton seconded. Passed 7-0. Mr. Turner explained the continuance is for Conservation Commission comments, and he discussed gravel access, easement, wells, location, and increase.

Mr. Peter Zohdi, Herbert Associates, discussed Conservation Commission approved the plan, community well from 38 to 46 homes, and Pennichuck water will own and run the well. Discussion ensued regarding wells. Mr. Bruce Lewis, Lewis Engineering, discussed the pump house and wells. Discussion ensued regarding storage, Castle Reach system, lots developed, capacity for entire project, water bill, amended permit, large withdrawal permit not needed, maximum draw, and emergency plan. Mr. McLeod read letters from 1) Conservation Commission, and 2) Fire Chief Messier.

Public comment from Mr. Phil Lochiato, 5 Faith Road; Ms. Lisa Linowes, 20 Bramley Hill; Mr. Tom Case, 8 Simpson Road; Mr. Saunders Shaffer, 5 Jenny’s Hill Road; Mr. David Oliver, 11 Jenny’s Hill Road; topics included volume, conditions of approval changes and abutter notification, usage, water

use restrictions, Pennichuck franchise, open space rights, impacts, disturbed acreage. Mr. Lewis and Mr. Zohdi responded.

Discussion ensued regarding taxes, and covenant restrictions. Mr. Dennis Sennibaldi, Conservation Commission member stated the majority of the committee did not oppose. Board discussion ensued regarding water usage, capacity, 37 homes on-line, pump house operations, water usage, back up capacity, and benefits.

Mr. Breton motioned to approve special permit and remove the limit of 38 and replaced with 46 lots with the following conditions: 1) Knox box and lock to be attached. Ms. Maloney seconded. Passed 6-0-1. Mr. Morris opposed.

Mr. Breton motioned to approve as per staff recommendations with the following conditions: 1) Limit gravel drive width to 12', or the minimum necessary (which ever is less) to accommodate the vehicles required to install and maintain the wells; 2) Allow 2:1 side slopes in order to minimize the extent of WWPD disturbance; 3) Proposed silt fencing be supplemented with hay bales and/or alternative erosion controls, as determined by Planning staff during construction, and 4) Loam and seed with conservation mix after construction. Mr. Kolodziej seconded. Passed 7-0.

### **12 Partridge Road Special Permit (3-A-546) – Public Hearing**

#### **12 Partridge Road**

Mr. Turner recommended the special permit for public hearing. Mr. Kolodziej motioned to open for public hearing. Mr. Breton seconded. Passed 7-0.

Mr. Turner showed photos of the property and explained the driveway special permit, shed location, WWPD, variance, and process. Mr. McLeod read letters from 1) the fire department, and 2) Mr. Turner.

Mr. Mitch VanBerlo, owner, discussed site, shed site, and fill. Discussion ensued regarding driveway and shed usage. No public comment. Discussion ensued regarding WWPD area, violation, vegetation area, and bond. Mr. Sennibaldi, 20 Partridge Road, stated that he felt the plan in the file did not delineate all the areas that needed to be restored. Discussion ensued regarding disturbance.

Mr. Kolodziej motioned to approve the special permit in the WWPD with Conservation Commission support, and placement of shed and fill to remain in the WWPD. Ms. Prendergast seconded. Passed 7-0.

### **Spruce Pond Review of Conditions of Approval (3-B-600, 650, 1200 & 1300) – Public Hearing Continued**

#### **Rockingham Road**

Mr. Turner discussed the previous meeting, DOT, increased radius, traffic calming, widening, and drainage. Ms. Maloney motioned to reopen for public hearing. Mr. Morris seconded. Passed 7-0. Discussion ensued regarding informal cut-through to be closed.

Mr. Jack Szemplinski, Benchmark Engineering, discussed treatment swale, road shoulder, and slope. Discussion ensued regarding traffic counts and traffic safety. No public comment. Board discussion continued regarding left-turn lane needed for Phase II.

Mr. Kolodziej motioned to allow postponement of approval condition #3 until property across the street is developed, and reassess need and design for a full left-turn lane if need be. Mr. Breton seconded. Passed 7-0.

Discussion ensued regarding process, zoning amendments meeting on Jan 14 and Jan 20, and vote tomorrow regarding co-operative school.

Mr. Kolodziej motioned to adjourn. Mr. Breton seconded. Passed 7-0. Meeting adjourned 9:40 pm.

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

Respectfully submitted, Nancy Charland