

**PLANNING BOARD MINUTES
FEBRUARY 18, 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 – Excused	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. Mr. LoChiatto replaced Ms. Prendergast.

MINUTES:

- Ms. Maloney motioned to approve the February 4 minutes. Mr. Breton seconded. Passed 7-0.

CORRESPONDENCE:

- Letter from Herbert Associates requesting the removal of Forty Acres from the agenda;
- Land Resource Management Workshop notice;
- Regional Collaboration course notice;
- Spring Planning and Zoning Conference notice.

OLD/NEW BUSINESS:

The Board discussed no meeting next week, thank you to Windham Women's Club for Candidates' Night, site plan and subdivision amendments, Trails Committee site walk of Cider House Subdivision, Rails to Trails meeting, Master Plan information is on the Town website, and Master Plan update.

Ms. Rebecca Way, Town Planner, discussed the Board recommended subdivision regulations changes. Ms. Skinner motioned to move as amended to the March 10 public hearing. Mr. LoChiatto seconded. Passed 7-0. Ms. Way continued regarding the Board recommended site plan regulations changes. Mr. Kolodziej motioned to move as amended to March 10 public hearing. Mr. LoChiatto seconded. Passed 7-0. Mr. McLeod announced that Forty Acres has requested to be removed from tonight's agenda.

PUBLIC HEARINGS:

**Windham Meadows II & Special Permit – 58 units (19-A-802) – Public Hearing Continued
76 Mammoth Road**

Mr. Kolodziej motioned to reopen the public hearing. Ms. Skinner seconded. Passed 7-0. Mr. Turner discussed the outstanding issues have been incorporated into an updated plan and was granted permission to distribute to the Board. He continued regarding the Keach-Nordstrom report, drainage, landscaping, keep detention pond where it is, parking area screening, minimize excessive irrigation, and natural embankments.

Mr. Peter Zohdi, Herbert Associates, discussed the Keach recommended changes, staff concerns for landscaping and parking, RV parking, buffer zone requirements, work with staff for additional landscaping, number of units and septic load, additional parking, road system, fire department okay with the hammerhead, water supply, and gas lines. The Board discussed all items in the Keach letter are resolved, Attorney Mason's letter extending the line 2 weeks, number of units, applicant agrees to pay impact fees, impact fees regulations, and Attorney Campbell's letter regarding impact fees. Mr. McLeod read a letter from Bruce Anderson, Conservation Commission Chairperson. Discussion ensued regarding the detention pond location, and site photos. Mr. Michael Gospodarek, Herbert Associates, discussed the pre and post drainage. Discussion ensued regarding open basin, pipe drainage, recreation plan, gazebo, and covenant restrictions. Attorney Bill Mason discussed covenants, recreational activities, no clotheslines in rules and regulations, and open field. Mr. Eric Nickerson, owner, discussed recreation area. Discussion ensued regarding target market is empty nesters of age 40+, condo fees, costs, condo budget, number of bedrooms, not identical units, space between units, architectural details, and front porches.

Mr. Breton motioned to move Bear Hill II to March 3 meeting. Ms. Skinner. Passed 7-0.

Mr. McLeod discussed Mr. Dennehy's letter regarding public hearings. Public input by Mr. Roy Dennehy, 71 Pleasant Street, Whispering Winds Board of Director President; Mr. Alan Carpenter, 9 Glennwood Road; Mr. Art Chagnon, 55 Pleasant Street, Whispering Winds Treasurer; Mr. Warren Sukiel, 82 Pleasant Street, Whispering Winds Board of Directors member; Ms. Mary Jane Dennehy, 71 Pleasant Street; Ms. Lisa Linowes, 20 Bramley Hill Road; Mr. Steve Zaime, 81 Pleasant Street.

Comments included not opposed to the project, foot path, drainage, bond for potential problems, 2 bedroom units, septic location, mature trees and fences to ensure privacy for Whispering Winds residents, parking location, snow storage, RV parking, look of drainage ditches, topography, substantial buffer, look of a detention pond, covenants, individual water meters, Hampton Meadows lush landscaping, screening, and children, buffer between the properties, Mr. Dennehy distributed a list of recommendations from the Whispering Winds residents, how much can the drainage system hold. Mr. Godspodek discussed the drainage.

Discussion ensued regarding snowplowing, site walk scheduled for Sunday, February 22 at 8:00 am. Ms. Skinner motioned to move to March 3. Mr. Breton seconded. Passed 7-0.

Outlook Estates Open Space Subdivision – 6 lots (3-B-400 & 450) – Public Hearing Off Flat Rock Road

Mr. Turner stated the plan has sufficient information to review and recommended it for public hearing. Mr. Morris motioned to accept for public hearing. Mr. Breton seconded. Passed 7-0.

Mr. Turner discussed the plan including location, site walk last summer, lot size, open space area, portion of Flat Rock Road to be improved, potential additional development in the area, waiver requested, trails, and staff issues. Discussion ensued regarding waiver for road width. Mr. McLeod read the department comments. RCCD reviewed the plan. No public comment. Mr. Matt Hamor, Meisnor-Brem, discussed each of Keach-Nordstrom comments. Discussion included curb cut, temporary road, plantings, clearing of trees, road placement, trails rights-of-way vs. easements, granite markers, trail committee maintain trail, large shoulder for parking on Rt 28, existing dwelling, and Rt 28 curb cut.

Mr. Morris motioned to grant the waiver of Section 700 except for 12 inch trees on the building lots. Ms. Skinner seconded. Discussion ensued. Motion withdrawn.

Mr. Breton motioned to grant the waiver of Typical Roadway Details for minimum of 4' cover over pipes. Ms. Skinner seconded. Passed 7-0.

Mr. Breton motioned to grant the waiver of Typical Roadway Details to have 24' width pavement to reduce unnecessary engineering and minimize WWPDP impacts. Ms. Skinner seconded. Passed 7-0.

Mr. Morris motion to grant the waiver to Section 602 Design Standards maximum street grade as long as the slope of this street does not exceed 4% within 100' of the intersection. Mr. LoChiatto seconded. Passed 7-0.

Mr. Morris motioned to approve the special permit for work in the WWPDP. Mr. LoChiatto seconded. Passed 7-0.

Discussion ensued emergency response impact fee, scattered and premature, amount of fee, and Mr. Hamor agreed to a fee paid at certificate of occupancy.

Ms. Skinner motioned to approve subdivision and site plan with incorporating staff issues, Keach comments subject to staff direction, and changing wording "public access rights-of-way", Spruce Pond trail sign detail, bonding of road and setting of meets and bounds, accept offer of \$500 per home towards the issue of emergency response times in that area consistent with prior plans. Mr. Breton seconded. Discussion ensued. Passed 5-2. Ms. Maloney and Mr. Kolodziej opposed.

Mr. LoChiatto motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned 11:45 pm.

These minutes are in draft form and have not been submitted for approval.
Respectfully submitted, Nancy Charland