

PLANNING BOARD MINUTES
APRIL 7, 2004

ROLL CALL:

Lee Maloney, Chairman – Present
Ross McLeod, Secretary – Present
Walter Kolodziej, Regular Member – Present
Phil LoChiatto, Alternate – Excused
Chris Doyle, Selectmen Alternate – Present

Nancy Prendergast, Vice Chairman – Present
Roy Dennehy, Regular Member – Excused
Pam Skinner, Regular Member – Present
Bruce Breton, Selectmen – Present

Ms. Maloney opened the meeting at 7:30 pm.

MINUTES:

- Mr. Breton motioned to approve the April 3 site walk minutes as amended. Mr. Kolodziej seconded. Passed 5-0-1. Mr. McLeod abstained;
- Ms. Prendergast motioned to approve the March 10 minutes. Mr. Breton seconded. Passed 5-0-1. Mr. Kolodziej abstained;
- Ms. Prendergast motioned to approve the March 31 minutes. Mr. Breton seconded. Passed 5-0-1. Mr. Kolodziej abstained.

CORRESPONDENCE:

- Letter from Gerald Bowes regarding tree clearing to lot 11-A-240. Mr. Bowes discussed with the Board. Mr. Turner discussed staff support. Discussion ensued regarding police detail, and process. Mr. Kolodziej motioned to grant the request. Mr. Breton seconded. Passed 4-2. Mr. McLeod and Ms. Prendergast opposed;
- Notice of Voluntary Merger for 120 and 126 Lowell Road. Discussion ensued. Mr. Kolodziej motioned to grant the merger. Mr. Breton seconded. Passed 6-0;
- Letter from Attorney Mason requesting Mr. Dennehy recuse himself from any case presented by Herbert Associates;
- RPC Update from Peter Griffin.

BONDS:

- Outlook Road, new bond \$232,531.20. Ms. Prendergast motioned to accept. Mr. McLeod seconded. Passed 5-0-1. Mr. Breton abstained.

OLD/NEW BUSINESS:

The Board discussed thanked the Selectmen for signing the Master Plan contract, and May 12 a kick-off meeting will be at the town hall.

LIASION REPORT:

Mr. Breton thanked the Planning Board for coming to the Selectmen regarding the Master Plan.

Mr. Turner discussed construction projects correcting any problems with the heavy rain.

Mr. McLeod motioned to consider Castle Reach out of order of the agenda. Mr. Kolodziej seconded. Passed. 6-0.

PUBLIC HEARINGS:

Castle Reach III Open Space Subdivision – 54 lots (7-A-400) – Public Hearing
Off Cardiff and Hancock Roads

Ms. Maloney read a letter from Herbert Associates requesting to continue the public hearing to April 21 at 8:00 pm. Mr. McLeod motioned to grant the request. Mr. Kolodziej seconded. Passed 6-0.

Great Mountain View Estates – 31 lots (24-F-600, 700, 850, & 910) – Public Discussion
Off Ryans Farm Road

Mr. Turner discussed the plan including location, connection to Pelham, steep topography, cul-de-sac length, loop road, no connection, issues include open space, access to town adjacent land, access to

land-locked land, and road length.

Mr. Peter Zohdi, Herbert Associates, discussed road length, right-of-way, loop road, future connection, and connecting to land locked pieces of property. Discussion ensued regarding connector location. Mr. Zohdi continued regarding the area is currently traditional subdivision. Discussion ensued regarding open space vs. conventional, loop road, connection, Presidential Estates loop, cul-de-sac length, road layout, another way out, check with neighbors, future connection, and reclarification from town counsel for loop road vs. cul-de-sac.

Public comment from Mr. Tom Case, 8 Simpson Road; Ms. Lisa Linowes, 20 Bramley Hill Road; Mr. Dave Blazon, 18 Nob Way, Lowell, MA; and Ms. Kerin Stokes, 123 Castle Hill Road. Concerns included being harassed, presupposed development, taking each case separately regarding type of subdivision, loop road, previous court cases, abutter land concerns, traffic impacts to Heritage Hill and Castle Hill Roads. Discussion included not presupposing, regulations, court cases, continuing to April 21, and previous traffic study. Mr. McLeod motioned to continue to April 21 at 8:00 pm. Mr. Kolodziej seconded. Passed 6-0.

Villages of Windham – 42 units (8-B-5500) – Public Discussion
Off Gordon Mountain Road

Ms. Way discussed the plan including location, completion of existing Villages of Windham approved in 1980's, 36 units, utilities in place, road, and lot has been cleared. Discussion ensued regarding the dirt road, connector, current existing buildings, and upgrade road.

Mr. David Jordan, TF Moran, discussed repermit Phase II, 12 buildings, 3 unit buildings, water line and electric lines exist, finish road, building the units, and connection to Lamplighter will exist. Discussion ensued regarding density requirements, one association, wells, architectural design, congregation area, existing zoning, building codes, and regulations. Mr. Maurice Caruso, developer, discussed septic system locations, and water system. Discussion ensued regarding road length and width, amenities, access, and bridge specs.

Public comment from Ms. Linowes; Mr. Case; Mr. Paul Garabedian, 179 Main Street, Salem, NH; and Ms. Michelle Repetto, 11 Seavey Road. Topics included Lamplighter project, blasting, not accept that everything is roughed in, sca

ttered and premature, response times, mutual aid, money for substation, right-of-way, discussed the previous developments, substation, adding more traffic, Lamplighter issues, conditions worse than stated, development around the pond, and units sold.

Board discussion included scattered and premature, emergency response time, fees for substation, fees for emergency response times, blasting, previous projects, calls for service, road condition, end of the project, connection to Lamplighter, and construction vehicles to go through Gordon Mt Road. Site walk scheduled for April 17 8:00 am with Conservation Commission invited. Members to meet at end of the connector road between Lamplighter and Villages of Windham.

Board discussed sending the plan out to the Highway Safety Committee, fire department, police department, Conservation Commission, transfer station, highway agent, Keach review of drainage, school department, Trails Committee, and Recreation Committee.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 6-0. Meeting adjourned 10:00 pm.

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

Respectfully submitted, Nancy Charland