

PLANNING BOARD MINUTES
APRIL 21, 2004

ROLL CALL:

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

Ms. Maloney opened the meeting at 7:30 pm. Ms. Maloney read a letter from Mr. Dennehy stating he cannot be in attendance until mid-June. Mr. LoChiatto replaced Mr. Dennehy.

Mr. Kolodziej motioned to move Lake View Farm Subdivision and Orchard Blossom Estates to the May 5 agenda. Mr. McLeod seconded. Passed 7-0.

Mr. Breton motioned to move housekeeping matters to the end of the meeting. Ms. Skinner seconded. Passed 7-0. Discussion ensued regarding the order of agenda items.

PUBLIC HEARINGS:

Site Plan and Subdivision Regulations – Public Hearing

Ms. Prendergast motioned to open the public hearing for site plan and subdivision regulations. Mr. McLeod seconded. Passed 7-0. Ms. Way summarized the changes. Discussion included format, seed mix, underdrains, block length, and procedures.

Public comment from Mr. Jack Gatinella, 13 Golden Brook Road; Mr. Tom Case, 8 Simpson Road; Mr. Peter Zohdi, Herbert Associates; Mr. Don Messier, Fire Chief; and Mr. Karl Dubay, 21 Telo Road. Comments included open space definitions, indication of changes, loam vs. top soil, section numbers, seed mixture approval, tracking bed, summary write up, RSA for road naming, NPDES, lack of attention to detail, inconsistencies, draft, block lengths, water usage, site plan for subdivision is not legal, time reviewing documents, plan size requirements, CD document requirements, permanent cul-de-sac length, 1200' roads or connected for life safety reasons, and required submittals.

Board discussion included working document, consulting staff, Board postings and advertising, workshops included public input, occurrence of changes, legal notices, road length, and required submittals. The Board reviewed the changes. Attorney Mason helped with the discussion of seed mix use. Mr. LoChiatto motioned to adopt the site plan regulations and subdivision controls regulations as a whole including the amendments of April 21, 2004. Mr. Kolodziej seconded. Passed 7-0.

Mr. Breton motioned to hear Bowes Site Plan out of order. Ms. Skinner seconded. Passed 5-2. Mr. McLeod and Ms. Prendergast opposed.

Bowes Site Plan (11-A-240) – Public Hearing

1 Lexington Road

Ms. Way discussed the plan including lot, building size, access, use, and staff recommends for public hearing. Mr. Breton motioned to open for public hearing. Mr. LoChiatto seconded. Passed 7-0.

Mr. Tony Basso, Hayner/Swanson, discussed the site, storm water discharge, landscape plan, well and septic, waiver request, architecture, and building materials. Discussion ensued regarding no grated windows, down-lit lighting, no parking lot illumination, and hours of operation.

Mr. Jerry Bowes, owner, discussed day light hours operation. Discussion continued regarding delivery hours, transfer station hours, knox box, signage, colors, zoning, and sign pedestal size. No public comment.

Mr. Kolodziej motion to waive to Section 704.1 to require high density soil waiver. Mr. LoChiatto seconded. Mr. Kolodziej amended his motion to include the site was already mapped for a prior submittal (as per staff recommendations). Mr. LoChiatto seconded. Passed 7-0.

Mr. LoChiatto motioned to approve the site plan with the following conditions: Ledge Rd re striped to Rt 111 intersection, work to be coordinated with the transfer station manager, and at the expense of the applicant. Mr. Kolodziej seconded. Passed 6-0-1. Ms. Prendergast abstained.

Ms. Skinner motioned to move Great Mountain Subdivision and Castle Reach to May 5. Discussion ensued. Mr. Breton seconded. Passed 5-2. Ms. Prendergast and Mr. McLeod opposed.

Windham Supermarket (11-C-950) – Public Discussion Continued

43 Indian Rock Road

Mr. Karl Dubay, MFH Design, discussed the lot and access, variance requests, WWPD areas, building location, impacts, layout, access drive, loading areas, parking, view of the property, video of existing conditions, computer animation of the proposal, and submitted the CD. Discussion ensued regarding the computer presentation, elevations, signage, center isle, turning lane on Wall Street, and realignment of Rt 111.

Public comment from Mr. Neil Fineman discussed Wall Street access, building size, estimated customer count, and access. Discussion included access. Mr. McLeod read a letter from Carol Murray's office regarding Wall Street access.

Ms. Maloney read the department comments. Mr. Dubay discussed abutter notification. Mr. Fineman asked about parking spaces. Discussion continued regarding traffic study, improvements, left turn lane, Rt 111, traffic signals study, sign design and size, and land dedicated to state.

MINUTES:

- Ms. Prendergast motioned to approve the Aug 13, 2003 minutes as amended. Mr. Kolodziej seconded. Passed 6-0-1. Mr. LoChiatto abstained;
- Mr. LoChiatto motioned to approve the Dec 10, 2003 minutes. Ms. Skinner seconded. Passed 5-0-2. Ms. Prendergast and Mr. Kolodziej abstained;
- Ms. Prendergast motioned to approve the April 14 minutes as amended. Mr. Breton seconded. Passed 7-0;
- Mr. Breton motioned to approve the April 17 site walk minutes. Ms. Skinner seconded. Passed 5-0-2. Mr. Kolodziej and Mr. LoChiatto abstained.

CORRESPONDENCE:

- Certificates of appreciation given to Board members;
- Invitation to an open house at Windham Meadows;
- Letter from Attorney Wight regarding a tent at Windham Farms. Mr. Kolodziej motioned to grant the request for Windham Farms tent, siting to be approved by the CEA, through June 1, 2004, in light of the site-specific hardship. Ms. Prendergast seconded. Passed 7-0.

Mr. Kolodziej motioned to adjourn. Mr. Breton seconded. Passed 7-0. Meeting adjourned 11:00 pm.

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

Respectfully submitted, Nancy Charland