

PLANNING BOARD MINUTES
JUNE 2, 2004

ROLL CALL:

Lee Maloney, Chairman – Present	Nancy Prendergast, Vice Chairman – Excused
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. Mr. LoChiatto replaced Ms. Prendergast.

MINUTES:

- Mr. McLeod motioned to approve the May 19 minutes. Mr. LoChiatto seconded. Passed 5-0-1. Mr. Kolodziej abstained.

CORRESPONDENCE:

- Request for building permits on Class VI and Private Roads: 1) 18 Fish Road. Mr. Turner discussed burnt out building, substantial increase, needs variance and Selectmen approval, former recommendation, applicant aware of not blocking the road, and other waivers. Discussion ensued regarding rebuilding, variance for setbacks, and conditions. Mr. McLeod motioned to inform the Selectmen that the Planning Board would like to have the Selectmen request the applicant to provide a plan for emergency vehicle access during construction, the ability to maintain a through travel way, and a plan for material staging, and obtain comments from the police and fire departments. Mr. LoChiatto seconded. Passed 5-0-1. Mr. Breton abstained; 2) 6 Moulton Road. Tabled to next meeting;
- Construction sequence from Benchmark Engineering for temporary WWPD crossing. Mr. Joseph Maynard discussed the Conservation Commission input, wetlands mapping, erosion control measures, and requested permission to temporarily cross the WWPD. Discussion ensued regarding silt fencing, construction sequence, driveway location, and dust control. Ms. Maloney read the Conservation Commission comments. Discussion ensued regarding WWPD restoration. Mr. Kolodziej motioned to grant the request to cross the WWPD contingent on the submitted construction sequence and conditional items #1 and #3 of the Conservation Commission letter of June 2, 2004. Mr. Breton seconded. Passed 6-0;
- Confidential legal communication from Attorney Campbell regarding a Supreme Court Action;
- Letter from RPC regarding the annual meeting on June 9;
- Letter from David Sullivan regarding Selectmen requests;
- Letter from John Pierson, Boy Scout, regarding the proposed grocery store. Staff will respond;

ROAD BONDS:

- Lexington Road, final release \$1,800. Mr. McLeod motioned to release and recommend that the Board of Selectmen commence the public hearing for acceptance of the road. Mr. Kolodziej seconded. Passed 5-0-1. Mr. Breton abstained.

DISCUSSION:

Discussion ensued regarding Biothon, Mr. McLeod will be in the dunk tank at the Strawberry Festival, and Master Plan meeting next week at 7:00 pm.

The Board discussed the agenda order. Mr. Breton motioned to moved the two public hearings to the top of the agenda. Mr. LoChiatto seconded. Passed 4-2. Mr. Kolodziej and Mr. McLeod opposed.

PUBLIC HEARINGS:

Roth Special Permit (6-C-303) – Public Hearing
8 Jackman Ridge Road

Ms. Way discussed the plan including pool, variance granted with conditions, location, site, WWPD

line, few trees removed, construction and erosion plan, and backwash detail design. Mr. Larry Roth, owner, discussed the backwash is a self-contained system, location, and specifications. Discussion ensued regarding pool location, pool shape, rotating the pool, and grades. No public comment. Discussion ensued regarding 7' encroachment, silt fencing, erosion controls, construction sequence, backwash system, and tree cutting,

Mr. Kolodziej motioned to grant the special permit request to construct a pool partially within the WWPD subject to: 1) no backwash into the WWPD; 2) erosion control measures subject to staff approval. Mr. Breton seconded. Passed 6-0;

Villages of Windham Special Permit (8-B-5500) – Public Hearing
38 Rockingham Road

Mr. Turner discussed the special permit to allow utility line in the WWPD, an allowed use, last two buildings, existing sewer line closer to the WWPD, proposed branch lines coming into the buildings need the special permit, waterline in place, and previously approved plans. Mr. Turner read a detailed construction letter. He continued regarding disturbed areas. The plan meets all requirement and staff recommended for public hearing. Mr. McLeod motioned to accept for public hearing. Mr. LoChiatto seconded. Passed 6-0. Mr. Turner continued regarding construction and reconstruction. Ms. Maloney read the Conservation Commission comments. Discussion ensued regarding previous approval, water flow, Phase II, and detailed construction letter. Ms. Maloney summarized the construction letter. No public comment.

Mr. McLeod motioned to approve the WWPD special permit as requested and to follow the construction sequence outlined in the letter from TF Moran dated April 29, 2004.

Lake View Farms Subdivision (11-I-200) – Public Discussion Continued
Off Range and Armstrong Roads

Ms. Way stated this is a continuance of the public discussion. She discussed the plan including 24-units elderly housing, former farm sloping towards Cobbetts Pond, road configuration, and existing apartment to be subdivided. Mr. McLeod motioned to reopen the public discussion. Mr. LoChiatto seconded. Passed 6-0. She continued regarding the Conservation Commission comments which included to develop closer to Bella Vista road, views, manmade agricultural wetland, 20' road widths, and encourage connection to Armstrong Road to eliminate the need for a cul-de-sac.

Ms. Maloney read the department comments. Mr. Maynard answered the Board's question including land ownership, road layout options, town meeting, and views. Discussion ensued regarding wet area, road width, street parking, private maintained, road length, number of units, density, sidewalk width, connection to Armstrong, W shape road, develop closer to Bella Vista, road width, visitor parking, elderly services and facilities, mailboxes, street lighting, main house subdivision, walking trail, and leasing farm area.

Public comment from Ms. Doreen Kelly, 50 Range Road; Mr. Al Walkey, Walkey Road; Ms. Georgette Sampson, 32 Walkey Road; Mr. Jack Sampson, 32 Walkey Road; and Mr. Mark Kelly, 50 Range Road. Comments included sidewalk on both sides, common land ownership and maintenance, existing Walkey Road maintenance, beach parking, beautiful piece of land destroyed by 24 houses, other building options such as an assisted living facility, conservation easement, beach is crowded, better choices could be made for the land, beach access, if subdivided not all lots would have beach access, and seconded roadway out.

Mr. Maynard stated that property will have a "no motor boats" restriction. Discussion ensued regarding a fence to restrict parking near Mr. Walkey's land, land development options, sidewalks on both sides, 20' road width with 4' wide walks on both sides, 3-4' grass buffer with staggered plantings and trees, house backside landscaping, sidewalk material, salt usage, connection to Armstrong, and construction timing.

Mr. McLeod motioned to move Flat Rock Road Subdivision, Rolling Meadows Site Plan, and Windham Farms Site Plan to June 16 at 8:00 pm. Discussion ensued regarding Windham Farms temporary tent. Mr. Jeff Pelletier, Windham Farms, discussed his need for the greenhouse. Board discussed applicant constraints, extending the tent permit for two weeks, and additional tent. Mr. McLeod amended his motion to include to extend the Windham Farms tent permit for two weeks. Mr. LoChiatto seconded. Passed 6-0.

Gendron Subdivision – 2 lots (14-A-300) – Public Discussion

16 Bridle Bridge Road

Ms. Way discussed the 2-lot residential subdivision including location, acreage, rural district, aquifer protection district, WWPD, and flood plane.

Mr. Wes Aspinwall, Herbert Associates, discussed ownership, Beaver Brook, Hudson town line, 24-acre piece, restricted access, existing house and garage, WWPD, aquifer district, meets zoning requirements, looking for Board comments, and existing farms access road. Discussion ensued regarding existing trails, abuts power lines, one new house lot, future development, options, lot width, long range plan, tree line, WWPD, and flood plain. No public comment.

The Board discussed sending the plans out for comments from the Highway Safety Committee, Conservation Commission, transfer station, and highway agent.

Armco Flooring Expansion (13-B-74) – Public Discussion

Rockingham Road

Mr. Turner discussed a new building for the existing Armco Flooring business, location, State of NH land swap, detention pond, WWPD variance, WWPD will shrink once the State completes work, and parking.

Mr. Joe Armano, owner, discussed frontage taken by state, and additional land will allow trucks to loading dock. Board discussion ensued regarding signage, landscaping and screening, 160' frontage, 40' x 40' building for storage, retail exempt from buffer requirement, look of the building, turning radius, lighting, and elevation. No public comment.

The Board discussed sending the plans out for comments from the Highway Safety Committee, fire department, police department, Conservation Commission, highway agent, and drainage study reviewed by Keach.

Cobbetts Pond Plaza Site Plan (21-D-107) – Public Discussion

4 Cobbetts Pond Road

Mr. Turner stated the applicant is proposing a retail building in the existing plaza. Mr. Aspinwall discussed the area to be developed, special permit for well, 8-unit building, loading behind the building, parking area, existing businesses, and canopy over the existing gas station. Discussion ensued regarding set backs, adjacent lot zoning, zoning lines, building front broken up, same number of gas pumps, signage, parking, zoning, lighting, one-story building, overhead storage, floor plans and architectural drawings needed, down-lit lighting, signage have dark background with lighter letters, trees, landscaped islands, sign come into conformance, and break up look of pavement.

Mr. Howie Glynn, owner, discussed dressing up existing building, make the buildings look similar, parking lot lighting, and lights on timers. Discussion ensued regarding traffic flow, deliveries, parking, and potential tenants.

Public comment from Mr. Pat Wallace, 3 Cobbetts Pond Road; and Mr. Rob Petersen, 33 Lowell Road. Comments included surrounded by residential, cemetery, and church, wetlands, additional fuel, marshes overflow, wetlands flooding, 2 lane road, tractor trailers going onto the property, truck access when parking is full, lot access, trucks have difficulty exiting the site without hitting the fence across the street, current tree line, preservation of area, zoning boundaries, sensitivity to residential abutting lot, and lighting concerns.

Mr. Turner explained vegetated buffer. Discussion ensued regarding show abutting house locations on the plan, truck traffic, daycare consideration, and traffic access to Lowell Road.

The Board discussed sending the plans out for comments from the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, cemetery trustees, highway agent, traffic report, and drainage study reviewed by Keach. Noise mitigation, and delivery hours, and current deliveries.

Mr. McLeod motioned to waive the bylaws to hear new business after 10:30 pm to hear Clarke Farm. Mr. Kolodziej seconded. Passed 6-0.

**Clarke Farm Subdivision – 38 lots (14-B-100) – Public Discussion
Off Rt 111 and Faith Road**

Mr. Turner discussed the subdivision including rural zoning, 38-lot conventional subdivision, stubs, and access. Issues include 4 driveways to Rt 111, wetlands, open space subdivision, Ridgemont and Faith Road intersection, screening for adjacent lots, views from Route 111, and WWP. He continued regarding mined lands, and minimum sized lots because of excellent soils. Discussion ensued regarding Mr. LoChiatto is not an abutter, access across from Ridgemont, sight distance, speed on Faith Rd, buildability of lots, limited access to Rt 111, curb cuts, wetlands boundary, enough room on each lot for septic and well, 30,000 sq ft rectangle buildable area, driveways to Rt 111, shared driveways, open space subdivision, and eliminate all driveways on Rt 111.

Public comment from Mr. Michael Malinowski, 10 Faith Road; Ms. Sue Malinowski, 10 Faith Road; Mr. Jeff Littlefield, 8 Faith Road; Mr. Gary Curtis, 1 Faith Road; and Harry Korslund, 2 Atlantic Road. Concerns included reconfiguring 10 Faith Road driveway, ledge removal, site distance at intersection, Rt 111 speed, blasting, wildlife, ledge, preservation of wells, safety of children, any precedent for hazardous intersection not being allowed, sprinkler systems and other life safety issues, one lane road, more homes brings more traffic, speeding on Faith Road, Faith Road can't handle the pressure being put on it, Rt 111 and Faith Road intersection accidents, and Faith Road is a connector to Castle Hill Road.

Discussed issues included slope easements, 50' right-of-way, and 13-14 children on Faith Road under the age of 12. Board discussion ensued regarding moving the density of the subdivision, off-site improvements, connection to Faith Road options, emergency access, and open space option.

The Board discussed sending the plan out to the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, transfer station, highway agent, traffic study (site distance, speed on Faith Road, Route 111 intersection, Faith and Ridgemont intersection), hydrogeologist study (ledge/blasting), drainage study review by Keach, schools, and trails committee.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 6-0. Meeting adjourned 11:30 pm.

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

Respectfully submitted, Nancy Charland