

## PLANNING BOARD MINUTES

June 22, 2005

### ROLL CALL:

Nancy Prendergast, Chairman – Present  
Ruth-Ellen Post, Secretary – Present  
Phil LoChiatto, Regular Member – Excused  
Bruce Breton, Selectmen Member – Present

Ross McLeod, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Excused  
Pam Skinner, Regular Member – Present  
Margaret Crisler, Selectmen Alternate – Present but  
not seated

### STAFF:

Al Turner, Director of Planning and Development – Present  
Rebecca Way, Town Planner – Present

*Ms. Prendergast opened the meeting at 7:30 pm.*

### MINUTES:

- Mr. McLeod motioned to approve the June 15 site walk minutes. Mr. Breton seconded. Passed 5-0;
- Mr. McLeod motioned to approve the June 15 minutes. Ms. Skinner seconded. Passed 5-0.

### BONDS:

- 12 Osgood Road, final release of \$2000. Mr. McLeod motioned to approve. Ms. Skinner seconded. Passed 4-0-1. Mr. Breton abstained;
- Tarbell Road, final release of \$6000. Discussion ensued. No motion. Board will review at July 6 meeting.

### CORRESPONDENCE:

- Letter from Benchmark Engineering regarding Lake View Farm proposed water system, conditions of approval. Attorney Peter Bronstein: Sufficient water, sources of water, occupancy permits, state approval, publicly regulated utility, source of water may be different from what Planning Board approved. Mr. Don Weir, Pennichuck Water Works: Grandfathered system, refurbished well, hard water, salts, finding additional sources for system, 4-5 month processing for DES, water source options include drawing from Canobie Lake with a treatment facility or purchasing water from Salem. Mr. Joe Maynard, Benchmark Engineering: Starting road construction and improvements up to building foundations prior to state water approval. Board at the developer's risk. Pennichuck agreed to pursue permit for local well next week if Salem does not agree to sell them water. Requested Lake View Farms to return to the July 6 meeting with a letter from Pennichuck summarizing the permitting process including what has been done to date and more information about additional water sources, letter of guarantee will be provided from Pennichuck by July 6 stating that they will supply water. It was further agreed that on-site water would remain on-site only;
- Letter from Melissa Magnuson requesting to waive site plan approval because it is a minor change at 61 Range Road. Mr. Breton motioned to approve the change-of-use because it is a minor change from a law office to a veterinary clinic for small, exotic animals with no exterior changes and minimal interior changes. McLeod seconded. Passed 5-0;
- Newspaper article stating that Annette Stoller is the new Chairperson of the RPC;
- Gove Environmental letter regarding Butterfield Subdivision possible wetland area;

### LIASION REPORTS:

Board of Selectmen: Depot Committee is meeting with HDC, HDC would like to schedule a site walk for Castle Reach IV with the Planning Board, BOS scheduling a public meeting regarding sidewalks on Rt 111.

### OLD/NEW BUSINESS:

CIP discussion, committee members; we now have a full roster; letters to be sent out to Departments in July.

Mr. Rick Okerman and Mr. Steve Griffis addressed the Board regarding becoming Planning Board

Alternate members.

**PUBLIC MATTERS:**

**Spruce Pond II Open Space Subdivision – 89 residential lots – Public Discussion  
Off Rockingham Road, lots 3-B-800, 890 & 900**

Ms. Way: Overview of project.

Fire Chief Messier: Response times for fire and police to Spruce Pond area, emergency access.

Ms. Laurie Rausseo, Traffic Engineer: Traffic report, condition of intersection at Depot Road and Rt 111, timing of DOT improvements to the intersection, gated access to Derry, 144 lots for phase I and II will require a turning lane and tapered entrance to development, intersection in failure, turning lane and traffic lights needed, improvements scheduled for 2013, gate does not really have an impact on overall traffic, traffic through the intersection with and without the gate. Board: Traffic distribution, posting notice on gate stating that gate will be removed, opticom, Town of Derry fire and police have opticom, opticom needed for Windham Police.

Public input from Ms. Lisa Linowes, 20 Bramley Hill Road: Scattered and premature.

Mr. Joe Maynard, Benchmark Engineering: Phasing of development, second access to Derry, studies that have been done, opticom gate, school bus service to lots in Derry, issues remaining include block length requirement, roundabout, gated access, wells for community water system.

Mr. Brian Harvey, H&B Homes: Phasing road construction, second access to Derry has been provided.

Discussion: Revising the checking to include specific questions to ask departments, send Spruce Pond out for department comments, work with staff to schedule a joint meeting with the Derry Planning Board, need for facilitator, update wildlife study, block lengths, traffic calming, special permit to drill wells in the WWPD, fiscal impact study. Safety concerns regarding gated road access requested by Derry Planning Board.

Mr. McLeod motioned to: 1) Explore the logistics of a joint meeting of the Windham Planning Board and the Derry Planning Board, to be facilitated by one of the two Regional Planning Agencies, and report back to the Board, 2) Continued discussion to July 20 at 8:00 pm, first on the agenda; and 3) Abutters to be notified. Ms. Post seconded. Passed 5-0.

Mr. McLeod motioned to go into non-public session under RSA 91-A:3 to discuss Planning Board Alternates. Ms. Skinner seconded. Roll call – all yes. Mr. McLeod motioned to appoint: 1) Rick Okerman, and 2) Steven Griffis as Planning Board Alternates for a term of one year. Ms. Skinner seconded. Passed 5-0.

Mr. McLeod motioned to adjourn. Ms. Skinner seconded. Passed 5-0. Meeting adjourned at 11:50 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Nancy Charland