

PLANNING BOARD MINUTES

January 4, 2006

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Present
Neelima Gogumalla, Alternate – Not Seated
Rick Okerman, Alternate – Not Seated
Alan Carpenter, Selectmen Alternate – Excused

Ross McLeod, Vice Chairman – Present
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Present
Steven Griffis, Alternate – Excused
Margaret Crisler, Selectmen Member – Present

STAFF:

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

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

MINUTES:

- Mr. McLeod motioned to approve the December 7 minutes. Mrs. Crisler seconded. Passed 5-0-2. Mr. LoChiatto and Ms. Skinner abstained;
- Mrs. Crisler motioned to approve the December 14 minutes. Ms. Post seconded. Passed 4-3. Ms. Skinner, Mr. LoChiatto, and Mr. McLeod abstained;
- Mr. McLeod motioned to approve the December 21 minutes. Mrs. Crisler seconded. Passed 5-2. Mr. LoChiatto and Ms. Skinner abstained.

CORRESPONDENCE:

- Two sign applications for Next 2 Nothing, 33 Rockingham Road. Discussion: Wall sign with letters on the building, size, temporary sign, colors, site plan application, height, no lighting. Mr. McLeod motioned to approve the wall sign as submitted. Mrs. Crisler seconded. Passed 5-2. Mr. LoChiatto and Mr. Kolodziej opposed. Mr. McLeod motioned to approve the temporary sign as requested, 5' x 8', near street, non-illuminated, for 30 days in consideration of the fact that they have forced (by road construction) to relocate. Mrs. Crisler seconded. Passed 7-0;
- Letter from Herbert Associates regarding 60-day extension for Cyr Lumber and temporary sheds. Discussion: Too much to hear for correspondence, applicant should come before the PB as a regular agenda item;
- Flyer regarding April 1 date for the OEP Annual Spring Planning & Zoning Conference in Manchester. Registration begins on February 1.
- Letters from Herbert Associates requesting to postpone: 1) Heritage Acres Revision; and 2) Gauthier Subdivision to the January 18 meeting. Mrs. Crisler motioned to grant the requests. Mr. McLeod seconded. Passed 7-0.

LIAISON REPORTS:

- Selectmen, Mrs. Crisler: Board of Selectman: Asked for a Planning Board member to attend a meeting with State Senator Letourneau at 4:00 tomorrow to discuss Workforce 2000; also, Selectmen had their end of the year meeting on Thursday.

OLD/NEW BUSINESS:

Discussion: Meet with the Regional Planning Commission member(s) on February 22; Board also needs to schedule a meeting with the DOT, January 25 suggested.

PUBLIC MATTERS:

Windham High School – Public Discussion 19 Haverhill Road, lots 20-D-1500

Mr. Brad Mezquita, Appledore Engineering: Discussed 113 acres, location, site access, land swap, land grades, wetlands, road layout, 4-way intersection across from Ledge Road, traffic signal, road contours, 8% grade reduced to 6 ½%, stream crossing, box culvert, parking lots location, loop road, bus route, elevations, has had two meetings with Heritage Commission, state archeologist issued a report,

architectural historian contracted and will submit a report soon, build school into the land, 680 parking spaces with future expansion possible, location of fields, gravel way is secondary means of access, wells and septic system will be on-site, required permits, land swap will need Planning Board approval.

Discussion: Location of fields, location of loading area for deliveries, parking lot location for potential expansion, wetland impact mitigation plan includes conservation easement and a buffer strip, 10-1 wetland mitigation required by state, coming before the Board for lot line relocation plan. Roadway planned with 60' right of way and 2' shoulders due to proximity of wetlands. Road issues will be further discussed with Mr. Turner. Mrs. Prendergast read a letter from Mr. Turner. Mr. Mezquita responded to the items bulleted in the letter, drainage, slopes, blasting, pre-blast surveys, 60' right-of-way, 28' pavement width, 2' shoulders, gravel extension drive to be secondary access, 8% grade is within regulations, paving the gravel access, guardrail locations, approximately 600' of guardrail, large wall needs to be protected. Mr. Jack McCartney, Highway Agent: Snow plowing issues with the road design, wall failure because of pierced fabric, wants guardrails 3' out.

Discussion: Using a T-wall, road impacts with sidewalks including curbing and drainage costs, speed bumps as traffic calming, road design, road safety, plowing needs, raised sidewalk vs. pedestrian width on the road.

Mr. Galen Stearns, School Board: School Board not looking for raised sidewalks due to safety concerns but bike space may be provided. Does not see a mile-long road off Rt. 111 as a pedestrian way.

Mr. McLeod motioned to move Ledge Road/Route 111 intersection site plan to January 18. Mr. Kolodziej seconded. Passed 7-0.

Discussion: Traffic periods, road lighting, underground utilities, light pollution, downward casting lights, lighting around the school, road inspections during construction,

Mr. Eric Eby of GPI, traffic engineer: Traffic study, four-way signaled intersection, right-turn and left-turn lanes going into the school property, signal requirements, signal detectors to ensure green light for 111 traffic unless cars are turning. Discussion: Signal detectors, coordinated lights, left-turn lane queue, additional Rt 111 traffic will be 1600 per day, late afternoon and weekend traffic, state does not favor installation of a traffic signal at this intersection.

Ms. Post motioned for the Planning Board to send a letter to the DOT supporting the School Board's request for a traffic signal at the Rt 111 entrance to the high school. Mr. McLeod seconded. Passed 6-1. Mr. Kolodziej opposed.

Discussion: 6' vinyl coated fence, Mr. Turner will contact Attorney Campbell regarding his opinion on the fence, curbing, road requirements, rusting guardrails, proposed cross-country trail, does the football field grading plan allow for stands/bleachers.

Mr. McCartney: Prefers underground utilities and closed drainage. Discussion: What happens with this evening's comments, Selectmen have final say.

Ms. Prendergast read a letter from Dennis and Linda Scott, 51 Haverhill Road. Mr. Bruce Anderson, School Board: London Bridge structure is not architecturally unique or of significant historical importance, will be talking to abutters once roadway is designed. Mr. Mezquita: Addressed the length of roadway.

Public comment from: Dennis Scott, 51 Haverhill Road: Most items of his letter have now been addressed, would have liked more input of a year ago.

Earl Goonough, 39 Haverhill Road: Concerned with where his driveway will end up. Mr. Mezquita showed him on the map where his access onto relocated London Bridge Road will be.

Mr. Wayne Morris, 12 Jordan Road: Concerns include synchronize traffic lights, muted down-lit lighting, bowling alley effect of the road, agrees with use speed bumps to slow down traffic, suggests that some kinds are removable for snow-plowing season.

Discussion: Thanked the School Board for asking for the Planning Board's comments, getting the Town

Attorney's opinion of the need for the plan to come before the Planning Board.

Great Mountain View Estates – 46 lots – Public Hearing

Off Ryan Farm and Field Roads, lots 24-F-30, 45, 600, 700, 850 and 910

Mrs. Hebert: Discussed the plan including lots, location, connecting to Field Road, ready for public hearing, four waivers, one special permit. Mrs. Crisler motioned to accept for public hearing. Ms. Post seconded. Passed 7-0. Mr. Kolodziej motioned to continue to January 18. Ms. Skinner seconded. Passed 7-0.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 10:34 pm.

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

Respectfully submitted, Nancy Charland