

PLANNING BOARD MINUTES

June 14, 2006

ROLL CALL:

Phil LoChiatto, Chairman – Excused
Nancy Prendergast, Secretary – Present
Ross McLeod, Regular Member – Present
Neelima Gogumalla, Alternate – Present
Rick Okerman, Alternate – Present
Alan Carpenter, Selectmen Alternate – Excused

Ruth-Ellen Post, Vice Chairman – Present
Walter Kolodziej, Regular Member – Excused
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

OTHERS PRESENT:

Bruce Anderson, School Board Chairman

Ms. Post opened the meeting at 7:30 pm. Mr. Okerman and Ms. Gogumalla replaced Mr. Kolodziej and Mr. LoChiatto.

HIGH SCHOOL ROAD CONSTRUCTION:

Mr. Turner presented to the Board, for information only, a lot line relocation drawing for the new High School.

Discussion: Lot line relocation. School Board & Selectmen drafting warrant articles for special Town meeting, Town land, deeding of the road to the town, meets and bounds description, Selectmen layout road, and the Town land near Rt 111 be included in the Warrant Article. Mr. Turner to contact Mr. Sullivan for resolution by Monday.

Mr. Turner presented the Board with a letter for discussion re: London Bridge Road dated June 14, 2006.

Discussion: 28 foot wide paved roadway, 4 foot wide paved shoulder, offset crown, 60 foot ROW, raised sidewalks, sidewalk maintenance, bike paths, cost & schedule, sheet drainage, underground drainage, underdrains, road constructions specifications, pedestrian access through guard rail off High School driveway, retaining wall, fence, liabilities, length of dead end road, dead end road temporary, assessing damages, closed drainage better for future sidewalks, above ground vs. underground utilities, safety, downed pole blocks only access, amateur drivers, ice storms, Highway Agent comments, no one expected to walk or bike to school?, location of middle school, access between schools, round-a-bout at entrance to middle school, network of paths, traffic calming, additional fields, lighting, security.

Following consensus were reached:

- Allow a break in the guard rail for pedestrian access to London Bridge and portions of old London Bridge Road. (6-0-1, Mrs. Crisler abstained).
- No fence on top of retaining wall. (5-1-1, Ms. Prendergast opposed, Mrs. Crisler abstained).
- Support Highway Agent comments. (6-0-1, Mrs. Crisler abstained).
- Length of dead end road is not an issue as this is temporary and not a residential subdivision. (6-0-1, Mrs. Crisler abstained).
- Install closed drainage for full extent of road. (6-0-1, Mrs. Crisler abstained).
- Remove 4 ft wide shoulder and construct 28 foot road to standard road cross section design. (6-0-1, Mrs. Crisler abstained).
- Cape Cod berm is acceptable curbing. (6-0-1, Mrs. Crisler abstained).
- Install utilities underground. (6-0-1, Mrs. Crisler abstained).
- Install rumble strips and signage for traffic calming. (6-0-1, Mrs. Crisler abstained).
- Make striping and fog lines reflective. (6-0-1, Mrs. Crisler abstained).

Staff will draft a letter to Selectmen, Ms. Post will review and sign.

Discussion: Selectmen to hold sitewalk for the road layout on July 8 at 8:00 am, and the hearing will be on July 10 at 7:00 pm. Special Town Meeting is scheduled for August 10.

ROAD BONDS

- Sheffield and Cochran Farm Road final release of \$31,474. Fire department, Highway Agent, and Attorney Campbell's comments in the file. Mr. McLeod motioned to allow the final release and recommend that the Selectmen hold a public hearing to accept as Town road. Seconded by Ms. Skinner. Passed 7-0.
- Windham Meadows Site Bond for \$68,325. Ms. Prendergast motioned to accept the new bond. Ms. Skinner seconded. Passed 7-0.

CORRESPONDENCE:

- Memo from David Sullivan regarding laying out of the high school access road;
- Letter about a Citizens Planners Resource Kit;
- Letter from Al Turner to Galen Stearns regarding the testing of Rock Pond is a Board of Health issue.

OLD/NEW BUSINESS:

Mr. Okerman's term as alternate member expires on June 24. Ms. Skinner motioned to re-appoint Mr. Okerman for a 3 year term as alternate member, expiring on June 24, 2009. Seconded by Mr. McLeod. Passed 6-0-1. Mr. Okerman abstained.

Mr. McLeod motioned to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned at 10:15 pm.

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

Respectfully submitted, Nancy Prendergast