

## PLANNING BOARD MINUTES

October 18, 2006

### ROLL CALL:

Phil LoChiatto, Chairman – Present	Ruth-Ellen Post, Vice Chairman – Present
Nancy Prendergast, Secretary – Present	Walter Kolodziej, Regular Member – Present
Ross McLeod, Regular Member – Excused	Pam Skinner, Regular Member – Present
Neelima Gogumalla, Alternate – Present	Rick Okerman, Alternate – Present
Margaret Crisler, Selectmen Member – Excused	Alan Carpenter, Selectmen Alternate – Excused

### STAFF:

Al Turner, Director of Planning and Development – Present

*Mr. LoChiatto opened the meeting at 7:30 pm. Mr. Okerman replaced Mr. McLeod.*

### MINUTES:

- Ms. Prendergast motioned to approve the September 13 minutes as amended. Ms. Post seconded. Passed 6-0;
- Ms. Post motioned to approve the October 4 minutes. Ms. Skinner seconded. Passed 5-0-1. Mr. Okerman abstained;
- Mr. Okerman motioned to approve the October 11 minutes as amended. Mr. Kolodziej seconded. Passed 3-0-3. Ms. Post, Ms. Skinner, and Ms. Prendergast abstained;
- Ms. Post motioned to approve the October 14 site walk minutes. Ms. Prendergast seconded. Passed 3-0-3. Ms. Skinner, Mr. Okerman, and Mr. Kolodziej abstained.

*Mr. Okerman stepped down, and Mr. McLeod joined the Board.*

### ROAD BOND:

- Candlewood Road, final release, \$22,000. Mr. McLeod motioned to approve the final release. Mr. Kolodziej seconded. Passed 6-0. Ms. Post motioned to recommend that the Selectmen schedule a public hearing to accept Candlewood Road as an official town road. Ms. Prendergast seconded. Passed 5-1. Mr. Kolodziej opposed because it is redundant.

### CORRESPONDENCE:

- Letter and documentation from Mr. Turner regarding requested information for recreation exaction fees;
- Flyer for the 2006 NH Local Government Annual Conference;
- Flyer for the 2006 Municipal Law Lecture Series.

### OLD/NEW BUSINESS:

- Currently interviewing for the Town Planner position;
- Discuss zoning ordinance changes at the next workshop meeting.

### PUBLIC MATTERS

#### **90 Indian Rock Road – Granite Hill – Public Hearing**

#### **90 Indian Rock Road – lot 17-J-70**

Mr. Turner: Continuation of the hearing for modifications for drainage changes and the elimination of a trail, and the Board had a site walk on Saturday. Mr. McLeod motioned to reopen for public hearing. Mr. Kolodziej seconded. Passed 6-0.

Joseph Maynard, Benchmark Engineering: There will be a filter strip, proposed changes include sloped granite curbing to keep the water on the side of the road, the existing trail to be cleaned up with a maximum width of 4', 1.4 acres of open lawn areas, and he showed the filter strip area on the plan.

Discussion with Mr. Maynard: Special Permit for trail, applying to Wetlands Board, the trail has always been there, the lawn is established and there is no erosion, the unit locations were staked out for the site walk, concerned with the amount of treated lawn, if the Planning Board asks to minimize the lawn area they should be more specific in the future, will machinery do more damage to the trail? a mini excavator will be used for a couple of hours to do the work, no additional trees to be cut, want to make a more even surface, concerned with machinery in the area, silt fencing and hay bales will be along the entire section until stabilized, and the property doesn't have a boat launch.

David D'Vries, owner: There will not be a boat launch, wants to clean up the walking trail, and a part of the trail needs to be fixed which is eroding into the pond. Discussion: Need more information for the fixing of the trail and any additional landscaping improvements.

Public comment from: Kathleen DiFruscia of the Cobbetts Pond Improvement Association: Would like no pavement of the trail and no vehicular traffic.

Discussion: Location of the trail and any extension, trail between the units is defined only by landscaping, trail to the water will be a gravel surface, and Special Permit request. Mr. Maynard: Will come back in the spring for a Special Permit.

Mr. McLeod motioned to reconsider the motion of approval. Motion withdrawn.

Mr. McLeod motioned to deny the Special Permit for the trail in the WWPD without prejudice. Ms. Post seconded. Passed 6-0.

Mr. McLeod motioned to make changes to the 90 Indian Rock Road Condominiums dated August 29, 2006 and approving the following changes as shown on the plan: 1) Install sloped granite curbing along the driveway thereby eliminating the roadside swale as shown on the approved plan; 2) Along the Castleton side of the property, the previously approved treatment swale will be replaced with a filter strip constructed along the old trail to the pond; 3) The lawn area to be as shown on the plan; 4) The trail previously proposed along the depression area to the pond is to be eliminated. Mr. Kolodziej seconded. Passed 6-0.

**Blanchard Subdivision – 2 lots – Public Hearing**  
**18 Longmeadow Road – lot 8-B-5716**

Mr. Turner: Application is adequate for public hearing and recommended it to be accepted for public hearing. Mr. Kolodziej motioned to open for public hearing. Mr. McLeod seconded. Passed 6-0.

Mr. Turner: Conservation Commission has no issues, police had no comments and the Trails Committee did not respond, one buildable lot, traffic is not an issue, no waivers, the driveway will serve one house, mulch berm proposed should be changed, there is no access to the open space from Longmeadow Road, the open space is proposed to be sold to the Conservation Commission, it will be the largest open space area for the town, and there should be access from Longmeadow Road. Discussion: The Lamplighter trail access to the land. Mr. Turner: More access points to the land is better, no hardship with another access, wetland impact line needs to be more clear, the fire department should inspect the driveway for

NFPA compliance, dedicated open space not to be built upon, and can't create a non-buildable lot. Discussion: Differences in the plan shown vs. the plan submitted, NFPA standards for the driveway, and no fire department comments in the file.

Peter Zohdi, Herbert Associates: The applicant has an agreement with Conservation Commission, 53 acres, surprised that there is no information from the Trails Committee, 10-15' easement to the area, Mr. Blanchard does not have a problem with the easement, Mr. Zohdi drew the 15' easement trail, signed, and dated the plan. Discussion: Parking for vehicles, only 1 or 2 cars would park, parking area not needed, and no response from the fire department. No public input.

Discussion with Mr. Zohdi: Open space dedication, use of the open space, Mr. Blanchard is selling the parcel to the Conservation Commission, the plan will not get recorded if the Conservation Commission does not purchase the land, not creating a non-conforming lot, and if the Conservation Commission does not purchase the open space then all bets are off.

Mr. McLeod motioned to approve the Blanchard Subdivision with the following conditions: 1) Applicant to provide a 15' wide pedestrian access to parcel A with a 4" x 4" x 4' ft granite marker similar to the one on Candlewood Road as shown on Sheet 2 of 6 dated May, 2006; 2) Bounds to be set prior to recording the plan; 3) Mulch berm changed to stump grindings; and 4) Per Subdivision Regulation 608.3 parcel A is to be conveyed to the Town for comparable use to lot 8-B-3001. Mr. Kolodziej seconded. Passed 6-0.

Mr. McLeod motioned to approve the WWPD Special Permit request for the driveway. Mr. Kolodziej seconded. Passed 6-0.

### **Windham Cooperative Kindergarten – Public Discussion** **Industrial Drive – lot 3-A-196**

Mr. Turner: Explained the changes to the new Industrial Drive, the DOT has created the lot, legal lot of record, kindergarten to be placed on this site, he showed the way in and way out of the site on the plan, the landscaped island will keep some of the trees, plenty of parking, there is a drop off area, showed the location of the septic system and fenced in play area, showed the architectural renderings, explained the neighborhood traffic flow, and the roadwork in the area should be finished by the time the facility opens.

Diane Carpenter, Windham Cooperative Kindergarten: Stated that this is the kindergarten's 40<sup>th</sup> year in town, they educate children ages 3 to 6, have been planning this move since 1999 when they learned of a possibility of losing the current location to the widening of Rt 93, there are 102 children, 40 each educational time, educational period of either 8:45 am-11:30 pm or 12:15 to 3:00, the school is open Monday through Friday, there are some evening meetings, and closed for July and August. Discussion: Occupancy of the building.

Karl Dubay, MHF Design: Gave a brief history of the parcel, showed the new lot created by the State, a small piece of the land is zoned Residential and the remainder is zoned Industrial, the school will need zoning relief for this location, full on ground survey completed, no WWPD or wetlands on the site, and the soil calculations meet the Town requirements.

Joel Silverwatch, architect: The building is designed to be inviting, the building will be a 60' x 60' wood framed structure, red vinyl clapboard with white trim and cupola, the cupola will allow sunlight into the building, showed the landscaping around the building, explained the internal layout of the rooms, and the roof will be charcoal gray. Discussion: Is the vestibule and portico large enough? and it is a good

location for the school.

Mr. Dubay: The building will have security, the playground is secure, site and building are ADA compliant, there is direct access to the playground from the building, he explained the child drop off procedure, the Garden Club is going to take the site on as one of their projects, the paver area is intended to be a fund-raiser area, there will be granite curbing along the front of the building and the interior of the island, there will be an on-site well, the septic system is over designed for future expansion, drainage is handled with an underground system, there is more than enough parking, the parking is angled to keep the one-way traffic flow, going to the zoning board next week, reviewed the variances being requested, has approval from DES for septic and well, will provide a cistern, and asked for Board input.

Discussion: The private road ordinance, and a lighting plan should be provided. Mr. Dubay: Planning on residential-type lighting, does not need a dumpster, a dumpster cannot be within the 100' well radius, site will have a hand cart outside the well radius, and the site has closed drainage.

Public comment from: Michelle Moore, Kahuna Realty: Concerned with fencing for the yard to keep the children safe, large trucks use the road, want to make sure that a backlog of cars won't end up on the cul-de-sac during pick up hours, and if they're going to use their cistern then they should help with the costs of maintaining it.

Mr. Turner: The plan should show the two driveways. Mr. Dubay: There is a double wide driveway to alleviate back up, the school has parent training which includes drop-off and pick-up directions.

Discussion: Health Officer has a 100-item checklist from the State that has to be met for licensing, and send the plan out to departments for comments.

Mr. Kolodziej motioned to adjourn. Mr. McLeod seconded. Passed 6-0. Meeting adjourned at 10:00 pm.

These minutes are in draft form and have not yet been reviewed and approved  
Respectfully submitted, Nancy Charland