

## PLANNING BOARD MINUTES

December 6, 2006

### ROLL CALL:

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

### STAFF:

Al Turner, Director of Planning and Development – Present  
Shaun Logue, Town Planner – Present

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

*Mr. Turner introduced Shaun Logue our new Town Planner.*

### BONDS:

- Seavey Road, final release of \$4,000. Mr. Kolodziej motioned to approve the final release recommend that the Selectmen hold a public hearing to accept Seavey Road as an official town road. Ms. Post seconded. Passed 7-0;
- Gov Dinsmore Road, McIntosh Hollow, partial release of \$227,138.40 and retain \$93,720. Mr. Kolodziej motioned to approve the release. Mr. McLeod seconded. Passed.

### PUBLIC HEARINGS:

#### **Capital Improvement Committee – Public Hearing**

Ms. Skinner distributed a copy of the CIP and described the key steps to its creation. Mr. McLeod motioned to accept the CIP for public hearing. Mr. Kolodziej seconded. Passed 7-0. Marcia Unger, CIP Member presented the CIP and explained the CIP budget figures and allocations. Dennis Sennibaldi: Discussed Engine 3 funding, fixing the old engine vs. buying a new engine.

Mr. McLeod motioned to approve the CIP draft as presented and move it forward to the Board of Selectmen as the CIP. Mr. Kolodziej seconded. Passed 7-0. Board discussion: Thanks to the CIP Committee for their dedication and efforts in furthering responsible fiscal planning for the Town.

#### **Proposed Zoning Amendments – Public Discussion Continued**

Mr. McLeod motioned to move the proposed December 13, 2006 zoning amendments to the December 20 meeting for public hearing. Mrs. Crisler seconded. Passed 7-0.

#### **Richardson Minor Site Plan Change – Public Discussion**

##### **105 Rockingham Road, lot 8-C-1**

Mr. Turner: The applicant is requesting site plan approval for a retail sales of motor vehicles on Rt 28, approximately 9.25 acres, located in the Professional Business and Technology District, adjacent to the Rural District, six structures currently being used as storage, one structure being used as an office, and a portion of the current parking lot is in the WWPD. The staff presented the “staff report” which stated that the project should not have any adverse environmental impacts to the wetland because the site does not require any new pavement or disturbance, the property is in the Rt 28 Access Management Overlay District, a variance was granted to sell automobiles, staff identified issues including the lot number is inconsistent on the plans, need for a landscaping plan, there should be no encroachment on the grass

areas, sign permits are needed, no additional paving or disturbance is required, will there be vehicle maintenance or car washing? plans needs to show where the loading and unloading of cars, automobile display location and parking. Mr. Turner further discussed the Master Plan goals, objectives, and strategies.

Board discussion: Parking area, not much room for displaying cars, no display signage, and no site lighting was shown on the plan.

Public comment from Pamela Oliverio, 2 Bissell Camp Road: Opposes the use of the land, traffic speeding on Rt 28, there are three other used car lots in the vicinity, and no need for a fourth.

Mr. Richardson, owner: Intend to use the entire lot for display, there is potential for 20 cars displayed on site, and he will run the facility by himself, and he will not wash or repair cars on-site other than dust removal.

Board discussion: Need the number of cars to be displayed on site, and need detail plan for the display area with proposed parking spaces, need department comments, landscaping concerns regarding parking on the grass, gas and oil concerns, send the plans out for department comments, and scheduled a site walk for December 9 at 9:00 am.

### **Johnny Hill Road Subdivision – 27 residential lots and 1 nature preserve lot – Public Hearing Bear Hill and Heritage Hill Roads, lot 20-D-3000**

Mr. Turner: Application is for a 27-lot subdivision, 81 acres, Rural zoning, site has a variety of hardwoods, proposing on-site water and septics, and a soil survey has been done and found very stony fine sandy loam. Mrs. Crisler motioned to accept for public hearing. Ms. Post seconded. Passed 7-0. Mr. Turner: Discontinued Johnny Hill Road bisects the property. The development will extend the existing road approximately 2,500' to a T intersection with Bennington Road, Jamestown Road is approximately 800' and connects with this proposed subdivision, WWPD district in the eastern portion of approximately 3.62 acres, this portion will remain undeveloped because of the ecological sensitivity, and three Special Permits are requested for WWPD impacts.

Board discussion: Lots 20-D-3029 and 3020 will impact a historic wall, should not be removed, the Board of Selectmen may want to change the name of the road.

Peter Zohdi, Herbert Associates: There will be 27 buildable lots and 1 unbuildable which will be donated to the Town, proposing detention basin and swale, detention pond to treatment swale. Mr. Turner: Section 606 public sites for recreational purposes, and Master Plan identifies this as an issue. Mr. Zohdi: The Ryan Family Preserve to be dedicated to the Town and it has frontage on London Bridge Road.

Attorney William Mason: There was a 1962 Town meeting vote to discontinue the road, adjacent subdivision was approved in 2000, and trail is passive recreation.

Letter from Russ Wilder stated that a condition from and earlier plan grants non-exclusive rights to the Town for a trail on Johnny Hill Road.

Public comment from Jocelyn Stephen, 22 Londondbridge Road; Wayne Morris, Trail Committee: Will Jamestown Road be a cul-de-sac or connect to London Bridge Road, and Johnny Hill Trail is an issue. Board discussion: Trails will be discussed at the next meeting.

Board discussion: Mr. LoChiatto read the department comments, conditions of approval removal, there is an obligation from the applicant for tails, we should get an opinion from Attorney Campbell, there was no trail request for Terra Bella Subdivision which shut off the trail option to use Johnny Hill trail, and an it is an issue of reducing the right-of-way to 40'.

Mr. McLeod motioned to request the staff consult Attorney Campbell regarding case BK3502PG1245 and how it would apply to the Board's action. Mrs. Crisler seconded. Passed 7-0.

Mr. McLeod motioned to continue to December 13. Mr. Kolodziej seconded. Passed 7-0.

Mr. Kolodziej motioned to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned at 10:45 pm.

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