

PLANNING BOARD MINUTES

April 18, 2007

ROLL CALL:

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

STAFF:

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

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

MINUTES:

- Mr. McLeod motioned to approve the April 4 minutes as amended. Mr. Kolodziej seconded. Passed 5-0-2. Mr. Okerman and Mrs. Crisler abstained;
- Mr. Kolodziej motioned to approve the April 11 minutes. Ms. Skinner seconded. Passed 5-0-2. Mr. McLeod and Mrs. Crisler abstained.

CORRESPONDENCE:

- Letter requesting input for a building permit on a Private or Class VI road for Buttrick Road, lot 20-E-135. Mr. Turner described the neighborhood area. Board discussion: The location of the fire cistern, fire truck turn around area, adjacent to lot 20-E-146, and the lots share a driveway. Mr. McLeod motioned that the Board of Selectmen solicit comments from Highway Safety Committee, police, and fire in consideration of the fact that lots 20-E-146 and 135 share a driveway. Mr. LoChiatto seconded. Passed 5-0-2. Mr. Kolodziej and Mrs. Crisler abstained;
- NH Planners Association conference brochure named From Theory to Practice;
- CTAP workshop flyer named Connecting Transit and Land Use;
- Abutter notification from Hudson for a conceptual review. Discussion: Traffic impacts. Mrs. Crisler will try to attend;
- GNHFH Affiliation News Newsletter;
- Letter from Jeffrey Taylor and Associates regarding Community Planning Services.

Mr. Turner discussed erosion control issues from this week's storm. He shared a photo of erosion control on Harvest Road, and stated how effective hay bales are.

BOND:

- Granite State Animal Hospital, new bond, \$6,400. Mr. McLeod motioned to accept. Ms. Skinner seconded. Passed 7-0.

OLD/NEW BUSINESS:

- The Board discussed saying the Pledge of Allegiance at the beginning of meetings. Mr. Kolodziej motioned to say the Pledge of Allegiance at the start of each meeting. Seconded by Mrs. Crisler. Passed 6-1. Mr. McLeod opposed. The Board then said the Pledge of Allegiance;
- The Board will discuss the start time of Planning Board meetings and the Bylaws at the next workshop meeting;

- Women's Club raffle tickets are available from Ms. Post;
- Cliff Sinnot, RPC, would like to address the Board on May 9 regarding CTAP (Community Technical Assistant Program);
- Ms. Post presented a summary of the Board's activities which will be in the Windham Independent;
- Mr. Turner discussed a meeting that he and Mr. Logue attended with the traffic consultant from the Shaw's development. The meeting discussion included the required Rt 111 corridor study to identify problems, there will be another study for Wall Street and a possible roundabout around the town center and Village Center bypass, impacts that the Rt 93 expansion will have on Windham, the DOT is trying to encourage a shopping strip at the current golf course, the Park and Ride is not zoned for retail, and the Park and Ride is needed during construction. Board discussion regarding the impact of the new mall in Hudson, displaced businesses because of Rt 111 and Rt 93 changes, and the Wall Street zoning is Business and Technology.

PUBLIC MATTERS:

Willows Site Plan – 21 units – Public Hearing Continued

Mammoth Road / Rt 128, lots 14-A-925 & 930

Mr. LoChiatto motioned to reopen the public hearing. Mr. McLeod seconded. Passed 7-0. Mr. Turner stated the Board has seen this project several times, and there are outstanding issues. Mr. Turner showed the site on a map, a variance allows the development, he further described development including trails, he located the second portion of the development and the location of the units, he showed the Wetland and Watershed Protection District, the landscaping plan shows a buffer, the water system is private and extends from Whispering Winds maintained by Pennichuck, ground water study has been done, it is not an aquifer, and it is an age restricted development. The soils and wetlands have been delineated, an aquifer determination study was done, and also a drainage report.

Peter Zohdi, Herbert Associates: The plan has not changed much from the previous meeting, he has added a 25' x 25' clubhouse with parking located away from the abutters, will remove the gathering area with the addition of the clubhouse, the Trail Committee likes the trail to the Mobile Station, and is proposing additional landscaping for abutters.

Jack Trembley, landscape architect: He reviewed the landscaping for the three major areas of the plan: 1) between the businesses and residential area; 2) between the new units and Cobblestone Road; and 3) along Mammoth Road. There will be flowering trees on the turnaround, the stone fence will be maintained, he showed the pathway area and the clubhouse areas on the plan, and 70% of the plants are native. Board discussion: type of maple tree, add 2 maple trees one on each side of the entrance, no plantings around the gazebo, add under 2-3' landscaping around the gazebo, there will be flowering trees along Cobblestone, and extending the flowering trees. Mr. Zohdi stated that he directed Mr. Trembley to stay out of the WWPD, but he can add if the Board would like him to. Mr. Turner suggested not adding plants to the WWPD because of maintenance issues such as mowing and fertilizer, and it would be less expensive for the owners. Board discussion that it would be more attractive to have flowering trees, Mr. Trembley was asked to show the grassed areas of the plan, and no willows trees are on the plan.

Public comment from Alan Doake, Cobblestone Road: Has been speaking with Mr. Zohdi and Mr. Bergeron, he has an issue because the buildings will overwhelm his property because of the slopes, he is losing a lot of privacy, he suggested the buildings be flipped to the other side of the street. The Board asked if the buildings were moved would the car traffic with lights bother him. Mr. Doake thought the car traffic would not be difficult as there are only 4 units, but the way the buildings are now does not offer any privacy from the decks, and the road noise has increased with the tree trimming. The Board

discussed building placement. Mr. Zohdi explained the history of the development of the site plan, staff recommendations, and why the houses are where they are. Ms. Post polled the Board on the orientation of the building. Board discussion included leaving as designed, adding berms, look at the previous designed plans with the different orientation, switching the orientation benefits all, switching the orientation and keeping the landscaping as shown on the plan, keeping the design to keep the units away from the wetland, and keeping the orientation with a berm. The Board consensus was split four members for keeping and three members to change the orientation. Mr. Zohdi agreed to have Mr. Trembley design a berm. The public segment of the meeting was closed.

Mr. Zohdi showed sample roof shingles, and color samples of siding and shutters to the Board. Ken Bergeron, owner stated he is adding architectural roofing, trying to dress it up so as to not have cookie cutter development, the garage doors will be wooden, there will fieldstone around the front entrances, and some cedar shakes to break up the front. Board discussion with Mr. Bergeron included the roof lines, steel doors are less maintenance, the rear view was not available for this meeting, the views of the gazebo and clubhouse were not available, outstanding issues include seeing a landscaping berm rendering from the abutters viewpoint, and the view of the flipped plans. Mr. Zohdi stated he would bring the flipped plans but the current design is better for the abutter, and will come back with the landscaping berm. The Board discussed this is not the conceptual stage, only four units and headlights would not be an issue but privacy is an issue, and it is the responsibility of the Board to work within the gray areas that can be modified to a degree. Ms. Post asked the Board if there were any further issues to be brought up. The walking paths could be extended to the end of the units, a Special Permit would be required and a new hearing, having the path run along the WWPD, would like to see views of the mailbox house and information center, and want to see the cross section of the berm. Board discussion with Mr. Zohdi regarding the mailboxes: they will be like the one at Whispering Winds, making the mailboxes accessible for the handicapped, there are two mailbox locations with bulletin board areas, the mailbox area will be keyed, ways to secure the mailbox area, and the door should have a lever rather than a door knob. The applicant offered to donate the money that he would spend on building the clubhouse to the Town, the Board decided at the previous meeting to keep the clubhouse, the clubhouse should be handicapped accessible, attaching the clubhouse to one of the buildings would lessen the cost, the clubhouse should be centrally located, the clubhouse is a waste and won't be utilized, soundproofing should be in the wall abutting the clubhouse, and should the mailboxes be in the clubhouse?

Mr. McLeod motioned to continue the hearing to May 2. The applicant is to bring back the following items to help facilitate the Board's decision: 1) rear and side elevations; 2) gazebo elevation; 3) clubhouse elevations; 4) alternate layout including the path extension; 5) landscaping plan including the cross section of the berm; 5) and the statutory clock to hold. Mr. Kolodziej seconded. Passed 7-0.

Cyr Lumber Site Plan and Special Permit – 21 Units – Public Hearing
39 Rockingham Road, lot 13-A-33

Mr. Turner stated the plan meets the requirement and recommends it be accepted for public hearing. Mr. Kolodziej motioned to open for public hearing. Mr. McLeod seconded. Passed 7-0.

Mr. Turner showed the plan on the wall including the location of the concrete pad, he shared pictures of the site with the Board, the area is zoned business, and the wetlands have been delineated. Two waivers are requested: 1) Section 402.1 to not have a public discussion meeting since this is a very minor change to the site; and 2) Section 702 to not show single trees greater than 12 inches since this is an existing developed lot. Mr. Turner reviewed the staff recommendations. The WWPD issues and site plan regulations have been addressed, it is a minor site plan change, and needs a Special Permit because it is a sensitive area and the construction needs to be done delicately.

Peter Zohdi, Herbert Associates, stated that 8' x 24' of wetlands will be disturbed.

Mr. McLeod motioned to grant the waiver Section 402.1 of Site Plan Regulations to waive the public discussion for two reasons: 1) it is a minor change; and 2) the purpose of adequate notice to facilitate public input has been met by the posting. Mr. Kolodziej seconded. Passed 7-0.

Mr. Zohdi stated that a 1,000 gallon propane tank is being added to the property, and it will be placed on a concrete pad.

Attorney Bill Mason discussed needing the Special Permit to allow the propane tank in the WWPD, the plan meets Zoning Regulation Sections 601.1.1 , 601.1.2, 601.1.3, 601.1.4, 601.1.5, 601.4.8, the applicant applied for a permit through the fire department, and they were informed after the fact that the plan needed to come before the Planning Board.

Board discussion regarding where customers would park. Kevin Cyr, Cyr Lumber, explained the procedure for customers to purchase propane. Board discussion continued regarding fire codes and construction sequence.

Mr. LoChiatto motioned to grant the waiver to Section 702 to not show single trees over 12" as it an existing developed lot. Mr. Kolodziej seconded. Passed 7-0.

Mr. LoChiatto motioned to approve the Special Permit for the construction of the propane tank in the wetlands because the plans meet Section 703.3.2 and 703.3.3 with the following conditions: 1) All state, federal and local approvals shall be received prior to the start of construction and recording of the plans; 2) Building permits for new construction will not be issued until the requirements for emergency water supply have been met per NFPA 1, as amended, and NFPA 1142, standard on water supplies for suburban and rural fire fighting. These requirements will be implemented by the Town of Windham Fire Chief or his Designee; 3) The Applicant must submit plans to the fire department for their review and determination on any mitigation measures that may be needed; 4) Lighting, signage, landscaping and screening shall meet the requirements of the Windham Zoning Ordinance and Site Plan Regulations; 5) Conspicuous and legible signs prohibiting smoking shall be posted within sight of the customer being served. Mr. Kolodziej seconded. Passed 7-0.

Mr. LoChiatto motioned to approve the site plan as amended. Mr. Kolodziej seconded. Passed 7-0.

Mr. McLeod motioned to adjourn. Mr. LoChiatto seconded. Passed 7-0. Meeting adjourned at 10:00 pm.

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