



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Planning Board Site Walk Minutes
December 4, 2010
Meetinghouse Road
(Between #82 & #80 Meetinghouse Rd.)

Planning Board Members Present:

Rick Okerman
Pam Skinner
Ruth-Ellen Post
Bruce Ridhardson
Lee Maloney

Other Representatives:

Karl Dubay, Landowner representative
Mike Malinowski, Dubay associate
Jim Finn, Chairman of the Conservation Committee
Andrea Mills, Century 21

Abutters Present:

Dick and Dana Call
Jim Maloof and associate
Stanley and Laurie Yost

Neighbors:

Joe, Jeff, & John Antista
Mike Boutin

Others:

Robert St. Laurent
Tony Franciosa and Steve

Staff:

Mimi Kolodziej, Planning Assistant

Rick Okerman officially opened the Planning Board site walk in conjunction with the Conservation Committee at 9:07 a.m. Site maps were made available.

Karl Dubay led the walk along the property. The questions and conversation covered 3 major topics: Drainage concerns; Buffer zones / Easements; and the Placement and Structure of the housing units.

Drainage:

Karl Dubay explained that there are 2 wetland areas on the property which will not be disturbed. The soil is sandy and gravelly with a 3-8" perk test. The test pits meet all state and town standards and are considered excellent. Drainage design captures and re-routes drainage to current water flow areas or catch basins before reaching abutting houses and affecting their septic systems and wells. Shallow retention areas will be created to capture drainage before hitting wetlands. In general, drainage will be recharged preventing any negative impact. A road has been placed along the ridge to avoid impacting wetlands. Street front drainage on this part of Meetinghouse Rd. is in need of assistance. There are roadside swaels that disappear. Swaels will be created along the street line to direct drainage to a culvert that currently collects wetlands' water and directs it under Meetinghouse Rd.

The distance of a primary septic system is 200 feet from the nearest well, with the reserve area being more than 100 feet. The requirement is 75 feet.

Jim Finn expressed drainage concerns due to the 8 degree slope of the rear ridge.

Lee Maloney asked where the new septic systems will be placed, and will they affect or be affected by drainage.

Jim Maloof described how early spring and winter water collects and then freezes on his property preventing good drainage. Will this condition worsen? Lee Maloney asked where Mr. Maloof's well is in relation to the nearest development. Mr. Dubay explained that it is off the back corner of his house. Mr. Maloof expressed concern about the position of a new septic system to his well.

Dana Call would like to see what an existing detention basin looks like in a 2 year old development. Lee Maloney suggested Oriole Rd. might provide a good example of this.

Rick Call described how spring rainwater collects in front of his property out to the middle of the street and then freezes. He would appreciate working with the engineers on drainage options for this situation.

Buffer Zones and Easements:

Karl Dubay explained that there will be a 24 foot wide (12' each side of the center line) and paved right-of-way with a 20 foot slope easement into Mr. Maloof's property on one side. Some, not all, of the vegetation will be removed in the slope easement on both sides. There will be a vegetative landscaping buffer on the Call side of the right-of-way. Old Butterfield Rock Rd. will be protected and provided a vegetative buffer. Proposed housing has been moved to provide a 40 feet plus buffer from abutter's homes. The closest house to the Maloof property is 30 feet away from his garage. The designer is working to create larger buffer zones in the upper regions.

Mr. Maloof expressed concern that he had lost some of his land and wondered if all the vegetation was to be removed. Rick and Dana Call agreed to work with developers on a landscaping buffer and easement. They do not feel that this would be an issue.

Housing Units and Their Placement:

Karl Dubay explained that this property had a 50 foot right-of-way established for it in the 1970's. There is an existing stone wall that the Town of Windham requires to be maintained as is or utilize on the land plan. The lots are 30,000 square feet plus open space, roads, and easements. There will be 12 units on ¾ acre house size lots. The cul de sac will start 600' from the street and the houses are positioned to fit best with the topography and contours of the land.

The individual lots are a minimum of 30,000 sq. feet with the Workforce Housing units on smaller parcels. The roadways will be fully curved with catch basins. Although on the plans the Workforce Housing units are clustered together, Mr. Dubay will work with the Planning Board to determine a more scattered arrangement. There is currently no ordinance for the percentage of WFH required. Previously, an ordinance the Planning Board was proposing required a minimum of 25% Workforce Housing units per development did not pass. In March there will be a question on the ballot asking for 35% of the units to be Workforce Housing. There is 2 acres of open space within the 12 lots. The homes being proposed are a "normal" house size of 2,400 to 2,600 square feet. The garages are 24' X 24" and have walk-out basements.

Jeff Antista inquired about the stone wall and its disposal. When was the wall built? Rick Okerman addressed the town's requirement regarding stone walls.

Mr. Maloof asked about the percentage of Workforce Housing units required.

Ms. Post commented that the houses looked very small.

Ms. Post asked if all the lot lines were determined in the 1970's.

Other Assorted Information and Questions:

Mr. Dubay mentioned that a wildlife species analysis had been undertaken.

Mr. Maloof inquired about the date on the latest version of the plans. Mr. Dubay said the latest revision is dated November 11 and is available to the public with a revised set available to abutters. He offered a set to Mr. Maloof.

Mr. Call asked what would be discussed at the Wednesday Planning Board meeting. Mr. Okerman said it would be an opportunity to sort out issues and wrap up the design review. By law they have 1 year to incorporate issues and submit a final plan to the Planning Board once the Design Review process has been completed.

Mr. Dubay invited questions at any time by phone at home or at his office.

Mr. Okerman called an end to the site walk at 10:45a.m.