

PLANNING BOARD MINUTES JANUARY 7, 1998

ROLL CALL: Bruce Richardson-Chairman-Excused
Thomas Case-Vice Chairman-Present
Bernie Rouillard-Secretary-Present
Alan Kachanian-Regular Member-Present
Wayne Morris-Regular Member-Present
John Spinney-Regular Member-Present
Cheryl Yennaco-Alternate-Excused
Charles Sweetser-Alternate-Present
David Dubay-Alternate-Present
Margaret Crisler-Selectman-Present
Ralph Williams-Selectmen's Alternate-Excused

The meeting convened at Town Hall at 8:10 P.M. Mr. Dubay filled in for Mr. Richardson on the Board.

ROAD BONDS: The following road bonds were presented to the Board for action:

- Floral Road: Mrs. Crisler motioned to release \$14,665.00 and retain \$15,796.00. Mr. Kachanian seconded. Passed.
- Blossom Road: Mrs. Crisler motioned to accept the bond figure of \$162,369.00 for the completion of this road and Mr. Kachanian seconded. Passed.
- Sherwood Road: Mrs. Crisler motioned to accept \$91,355.00 for completion of this road and Mr. Kachanian seconded. Passed.
- Nottingham Road: Mrs. Crisler motioned to release \$25,380.00 and retain \$17,040.00 and Mr. Kachanian seconded. Passed.
- Glenwood Road: Mrs. Crisler motioned to accept \$56,522.00 for the completion of this road and Mr. Kachanian seconded. Passed.

GRIFFIN PARK SITE PLAN (22-R-900) - PUBLIC HEARING

Mr. Turner reported this site plan complies with the site plan and zoning regulations. Mrs. Crisler motioned to accept jurisdiction of this plan and Mr. Kachanian seconded. Passed. Mr. Peter Zohdi, of Edward N. Herbert Assocs., presented the proposed site plan for a recreation park located at 111 Range Road. The parcel is 36.19 acres and the plan reviewed showed the location of tennis courts, basketball courts, baseball fields, soccer fields and open space in the rear of the property. Mr. Zohdi presented the Board with a revised plan. The revision was a reduction in parking spaces from 156 spaces to 138 spaces. The proposal calls for three (3) entrances on Range Road and the application has to be made to the state for three (3) driveway permits. Members of the Planning Board questioned the cut and fill area, dimensions of the parking area and the drainage in the parking area. The drainage in the front will be sheet drainage and the drainage for the rest of the plan has not been engineered. Mr. Morris asked if the parking area could be gravel. Mr. Rick Hancock, of the Griffin Park Committee, explained the plan has been designed by the committee and it calls for paved

parking and walkways. Mrs. Crisler questioned the status of the large maple trees in the front portion of the parcel. Those trees will remain. Discussion followed on the hours of operation and the lanes for Police and Fire Department use. The proposal calls for gates to prevent vandalism after hours. Mr. Dubay questioned the location of the well and pump house. Mr. Turner explained there is a dry hydrant near the pond for use by the Fire Department. The plan does not include signage and lighting at this time. The depth of the pond is approximately eight (8) feet and there will be some grading in this area and a fence to be constructed for safety reasons. Mr. Case requested the large trees in the front and on the easterly side remain. Mrs. Marvel, an abutter, expressed concerns with light and noise pollution. Mr. Marvel was concerned with the aesthetics of the parking area. It is the intention to landscape the area between Range Road and the parking area. Mrs. Johnson questioned the buffer between the park and her proposed subdivision and the drainage from the soccer fields. Mr. Zohdi stated they are still working on the drainage, lighting and signage. Mr. Turner will review the location of the driveways with the engineer to lessen the impact of light pollution to the abutters across Range Road. Mr. Morris motioned to waive site plan regulations and allow a gravel parking area. There was no second to this motion. Mrs. Crisler motioned to approve this plan with the following stipulations:

- Completion of lighting design, minimizing light pollution brought to the Board for review;
- Completion of the signage to be reviewed by the Board;
- State driveway permits;
- Add buffer zones and retain the maple trees.

Mr. Spinney seconded. Mr. Case read the comments of the Police, Fire, and Conservation Commission (on file). The Griffin Park Committee will have to return with a revised plan for the Planning Board review. Motion carried with a 4-3 vote.

Mr. Kachanian motioned to end the meeting at 11:30 P.M. and continue to Thursday, January 8, 1998, at 9:00 P.M., at Town Hall. Mr. Spinney seconded. Passed.

ZONING AMENDMENTS - PUBLIC HEARING

Mr. Case received a review of the proposed amendments from Rockingham Planning Commission.

The Board discussed amendments 1 through 5. Several areas will be reworded and reviewed January 8, 1998. On amendment # 1. Mr. Morris motioned to keep the first sentence and delete the second half. Mr. Rouillard seconded. Motion was defeated 4-3. This amendment will be reworded by Mr. Turner.

Meeting adjourned 11:50 P.M.
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