

PLANNING BOARD MINUTES
FEBRUARY 18, 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
David Dubay-Alternate-Present
Charles Sweetser-Alternate-Present
Margaret Crisler-Selectman-Present

Mr. Sweetser replaced Mr. Richardson on the Board.

BUSINESS: The minutes of February 4, 1998 were discussed. Mr. Morris reported the date for the enhancement meeting is February 19, 1998. Mrs. Crisler amended the discussion on the TM Cellular Site Plan. The Planning Board cannot waiver zoning requirements, only the ZBA. Mr. Rouillard motioned to accept the minutes of February 4, 1998 as amended and Mr. Morris seconded. Passed with one (1) abstention.

Mr. Turner reported on the two appeals made to the ZBA regarding the Star Vector Site Plan. Town Counsel, Atty. Campbell, has sent two proposed amendments for the subdivision and site plan regulations.

MASTER PLAN SUB-COMMITTEE: Mr. Case discussed the need to have a workshop with the committee. Mrs. Gardner and Mr. Young from the committee were present. Comments on the proposed survey have been received from John Krebs, of the Rockingham Planning Commission. The Planning Board and the Master Plan sub-committee will hold a joint workshop on Thursday, March 5, 1998, 7:30 P.M., at the Planning & Development Department.

DESIGN REVIEW: Mr. Case reported he has been in contact with Mr. Peter Griffin regarding the design review ordinance. The committee is working on a final draft and will forward to the Planning Board and then give a presentation. This will be scheduled at a latter date.

COSTA SITE PLAN: Mr. Case reported the site plan will be rescheduled for March 4, 1998, due an error in the original legal notice.

NOTTINGHAM ROAD: Mr. Turner recommended releasing \$29, 654.00 and retaining \$22,822.00 of the Ashwood Homes road bond. So moved by Mrs. Crisler and seconded by Mr. Spinney. Passed unanimously.

WATERS EDGE SITE PLAN: Correspondence was received from Atty. Baldwin regarding the stipulations on the approval of this site plan. Benchmark Engineering had presented a plan to change the drainage and save approximately 25 trees. Mr. DeVries,

owner of the Waters Edge site, reported the Heron Cove Association has rejected this plan.

CONFERENCES: Notice received from the Office of State Planning regarding a planners conference on February 27 and March 27. Notice received from Rockingham Planning Commission regarding two workshops. Mr. Case reported the workshop scheduled for May 4, 1998 will be held in Windham, at the Library, between 7:00 & 9:00 P.M.

THE COMMONS @ WINDHAM SITE PLAN (11-1100) - PUBLIC HEARING

Mr. Turner reported the Police Dept. report was missing but the plan meets the technical zoning and site plan requirements. Mr. Spinney motioned to accept the plan for jurisdiction and Mrs. Crisler seconded. Passed. Mr. Semplenski, engineer representing the owner, presented the revisions to the original site plan approved in 1997. The building in the rear was to be warehouse and is now retail, as it is rented to Five Dragons. This change necessitated additional parking spaces. The plan depicted three (3) additional parking spaces. The deck to access the rear of the building has been changed and there has been a realignment of the docking. The site has received an equitable waiver from the ZBA for the front parking. Mr. Case read the comments from the Fire Dept. and the Conservation Commission. Mr. Case reported all these changes have been done and the applicant has come after the fact. Chief Moeckel, of the Police Dept., has not submitted a report. Mr. Rouillard discussed the drainage and Mr. Morris suggested when there is a revision the changes be highlighted on the as-built. No abutters were present. Mr. Kachanian motioned to approve and Mrs. Crisler seconded. Passed.

CAMELOT SUBDIVISION & SPECIAL PERMIT (11-C-2550/3300) - PUBLIC HEARING

Mr. Case read the comments from the Fire Dept, which would require additional water supply in the form of a cistern. The Conservation Commission has commented and the Police Dept. has not reported. Mr. Turner reported this plan would create a non-conforming lot if a proposed petition were to pass at town meeting. The applicant would need a waiver of subdivision regulations concerning the road profiles. Craig Francisco, of Bedford Design Consultants, presented a revised plan from the original plan advertised. This revised plan depicted a realignment of the cul-de-sac accessing the residential parcel instead of the commercial parcel adjacent to their proposal. Mr. Turner explained the revised plan was given to the Town Surveyor to review for lot sizes at 2:00 P.M. today. Discussion followed on the non-conforming lot and the drainage reviews done by Rockingham Conservation Commission District. Mr. Rouillard motioned to not accept the Camelot Subdivision and Special Permit for public hearing, as it does not meet the advertised zoning requirements. Mr. Sweetser seconded and passed.

NOTE: The water supply needs committee will meet on Saturday, February 21, 1998, at the Windham Senior Center.

Mr. Dubay replaced Mr. Sweetser on the Board.

INDIAN ROCK AUTO SALES (11-C-400/425) - PUBLIC DISCUSSION

Mr. Peter Zohdi, of Edward N. Herbert Assoc., reviewed the as-built plan. The driveway is

built within the 10' setback. The applicant would like to pave the three display pads and an 8' walkway. The driveway will require a special permit. The sign will be moved and a well house is proposed for over the well cap. Mr. DeVries, a member of the audience, supported a fellow local businessman and commented on the site being well maintained.

MARTEL ELECTRONICS (17-J-70) - CONCEPTUAL

Mr. David DeVries requested the Board allow him to place a 60'X12" trailer on his site for storage purposes only. This would be temporary and was suggested the Board review in one year. Mr. Kachanian motioned to review this in one year and to allow a temporary 60'X12' trailer without a site plan. Mr. Dubay seconded and passed.

The Board discussed the proposed subdivision amendments and the process of plan review.

Meeting adjourned 10:25 P.M.

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