

PLANNING BOARD MINUTES
JULY 15, 1998

ROLL CALL:

David Dubay-Chairman-Present
Bernie Rouillard-Vice Chairman-Present
Jack Gattinella-Secretary-Present
Wayne Morris-Regular Member-Present
Russell Wilder-Alternate-Present
Margaret Crisler-Selectman-Present
Galen Stearns-Selectmen's Alternate-Present

Mr. Wilder filled a vacant position as a regular member on the Board.

Business: Mr. Rouillard motioned to accept, as written, the minutes of July 1, 1998 and Mrs. Crisler seconded. Passed 6-0.

Correspondence: Waterhouse Site Plan: Mr. Kevin Waterhouse requested the release of a \$500.00 bond for completion of his site on lot 14-A-1100. Mr. Turner has inspected and found the site completed. Mrs. Crisler motioned to release the \$500.00 bond for the Waterhouse Site Plan and Mr. Morris seconded. Passed.

Letter from Mr. Turner to Mr. Bruce Richardson concerning the site plan on lot 8-C-1, 105 Rockingham Road, self-storage facility. The letter listed items needing to be done before a certificate of occupancy could be issued and a request to cease and desist occupancy of the property. The Planning Board and Atty. Campbell received a copy of the letter. Mr. Gattinella questioned whether this was in the purview of the Planning Board. Mrs. Crisler indicated if site plan approval was granted then this was notification to the Board in case of rescinding the site plan approval.

Letter from Mr. Turner to the Salem Planning Board regarding the Wal-Mart expansion proposal addressing the need for improvements to several intersections in Windham and possibly an opticom system for emergency vehicles. Mr. Turner has been made aware of meetings in Salem concerning the Route 28 corridor with Wal-Mart officials and will meet with Salem staff on Thursday, July 16, 1998. Mr. Stearns suggested Mr. Turner request the minutes of the meetings regarding the Route 28 corridor.

Notice received from the Salem Planning Board regarding the public hearing for the Wal-Mart expansion. The meeting is July 21, 1998, at 7:30, in the Salem Planning Offices. Mrs. Crisler will be attending. Mr. Wilder motioned to appoint Mrs. Crisler spokes-person for the Windham Planning Board in discussing off-site improvements as outlined in Mr. Turner's letter dated July 14th with the Salem Planning Board and the Wal-Mart officials. Mr. Morris seconded. Passed 6-0. Mr. Turner will contact Rockingham Planning Commission for the case of Canterbury v. Loudon, in which Canterbury won the lawsuit for regional impact.

Letter received from the Office of State Planning regarding flood damage determination. Mr.

Turner reported no there was no building damage but one bridge will have to be rebuilt.

Letter received from Mr. Case regarding appointments to the Rockingham Planning Commission. Mr. Turner has formulated a time line for the goals and objectives of the Board. This will be discussed at the July 29, 1998 workshop.

Liaison Reports: Mrs. Crisler updated the Board on the state offering of the railroad beds between the Waterhouse Site on Mammoth Road and Depot Road. Mr. Peter Zohdi, of Edward N. Herbert Assocs., Inc., gave a presentation to the Board of Selectmen on behalf of Mr. Robert Devlin, who owns property abutting the railroad bed. Mr. Turner will check the restrictions, set by the state, on the railroad beds and report to the Board at the workshop of July 29th. Mrs. Crisler and several members of the Board attended the seminar on July 8th, given by Bernie Waugh, regarding planning procedures. The proposed state law gives only the Planning Board authority to reject or accept plans and will change the 90 days for the Board to act on a plan to 65 days.

Mr. Morris reported on the recent meeting of the Rockingham Planning Commission. The commission discussed regional and environmental sites to protect in the region and the next discussion will be on regional open space.

Mr. Rouillard reported on the dedication of 17 acres of land given to the town by Mrs. Anderson.

Langdon/Range Roads: Mr. Turner reported the intersection is still in the design phase and will contact the state for a progress report.

Road Bond: Bear Hill Road has been inspected by Mr. Turner and a bond of \$72,000.00 would be sufficient to complete the road. Mrs. Crisler motioned to accept the bond figure of \$72,000.00 for the completion of Bear Hill Road construction and Mr. Morris seconded. Mr. Wilder questioned parking for a trail easement. This has no connection to the trail easement. Mrs. Crisler questioned whether the cisterns were bonded. Mr. Turner reported that was not a Planning Board requirement but a Fire Department requirement. Passed 6-0.

Memorandum received from Mr. Turner on the goals and objectives of the Planning Board. The Board will discuss specific zoning changes in relationship to the recent Master Plan Survey at the July 29th meeting and relay the results to the Master Plan Sub-committee at their July 30th meeting.

Site Plan Amendments: Mrs. Crisler motioned to set a date to amend the site plan regulations with the addition of the design review guidelines drafted on April 1, 1998 and Mr. Rouillard seconded. Passed 5-1 (J. Gattinella opposed). Mrs. Crisler motioned to hold the public hearing for site plan amendments on August 12, 1998 and Mr. Rouillard seconded. Passed 6-0.

The Board will discuss planning procedures and the Capital Improvements Committee membership at the July 29th workshop.

CAMPBELL SUBDIVISION (1-C-100) - CONCEPTUAL

This proposal is for a two lot subdivision on lot 1-C-100, located at 137 Kendall Pond Road, owned by the Alan Campbell Estate. Ms. Joan Normington gave a brief history of the parcel. Mr. Brian Haynes, of SFC Engineering Consultants, presented the proposal to take a 5 acre parcel out of the entire 70 acre parcel. The lot is zoned rural, in the aquifer protection district and contains some W.W.P.D. The soils have been mapped and there is a need for some driveway improvements. Mr. Wilder asked that the Conservation Commission take a look at this parcel and enter their comments into the record. Mrs. Crisler motioned to send the plans to the Fire, Police and Conservation Commission upon receipt of the application. Mr. Wilder seconded. Passed 6-0.

CASTLE REACH SUBDIVISION & SITE PLAN PHASE 1 B (7-A-400, 7-B-400, 7-B-50) - PUBLIC HEARING

Mr. Turner reported he has reviewed the application and except for the requested waivers this proposal meets all the requirements for open space development. The covenants have been reviewed by town counsel, Atty. Campbell. Mr. Thorndike, Town Surveyor, has reviewed the plans and the calculations are correct for 46 building lots and 4 open space lots. Discussion followed on the subdivision waivers requested listed as A through D. A. Section 702.8 is a waiver of plan scales for road profiles. B. Section 901.8 is a waiver of side-slopes to 2:1 and 1:1. C. Section 901.9 is a waiver of drainage pipes outside the roadway pavement. D. Section 602.11 is a waiver of monumentation of the open space area. This phase will connect Searles Road and Mockingbird Hill Road. A traffic study for the entire project has been submitted. Mrs. Crisler questioned whether there was a commitment for access to Morrison Road. The new owners have an agreement with Mr. Taylor for access to Morrison Road. The waiver on Section 702.8 is not necessary as this project started under previous regulations. Mr. Turner explained the waiver of section 602.11, monuments can be bonded. Discussion followed on the request for 2:1 and 1:1 side-slopes. The areas will have a guard rail and be stabilized with a geo-web cellular confinement systems. Waivers requested from site plan regulations are listed as A, Section 900 concerning location of houses and B. Section 702, showing single trees with a diameter of 12 inches or greater. Mr. Wilder motioned to accept the waivers A, B, and D, as listed in Mr. Turner's memo of July 15, 1998, of the Subdivision Regulations 702.8, 901.8, and 602.11. Mr. Rouillard seconded. Discussion followed on the slopes. Mr. Turner will be inspecting for proper compaction and any changes would come back to the Planning Board. Mr. Morris questioned the height of the T-wall. Mr. Craig Francisco, of Bedford Design Consultants, explained construction of a T-wall with a height of 26 feet. Details will be given on the T-wall. Mr. Turner explained he would have an engineer inspect and certify the installation of this wall. Motion passed 6-0. Discussion followed on the site plan waiver of Section 900, house locations. Mrs. Crisler motioned to grant the waiver of section 900 of the Site Plan Regulations, however any major deviation from the plan as shown or deviation of moving into the open space area, as determined by Mr. Turner during construction must be seen by the Planning Board. Mr. Wilder seconded. Passed 5-1 (J. Gattinella opposed). Mrs. Crisler motioned to grant the waiver of section 702 of the Site Plan Regulations and Mr. Rouillard seconded. Mr. Turner

explained this regulation was put in place to deal with commercial development which has smaller parcels. Mr. Wilder suggested identifying larger trees on individual lots to preserve them. Passed 6-0. Mr. Wilder motioned to accept for public hearing the Castle Reach phase 1B and Mr. Rouillard seconded. Passed 6-0. Mr. Francisco reviewed the history and the construction of Stoneywyke and Searles Roads. The project has received a wetlands permit from the state. This phase would connect Mockingbird Hill Road with Searles Road. An agreement has been reached with Mr. Taylor for an exit onto Morrison Road. The total project will be done in four phases with approximately 180 house lots. Mr. Francisco gave the Board a booklet which included copies of Atty. Campbell's review approval, open space declaration, Mr. Thorndike's review, state subdivision approval, state site specific approval, wetlands permit and an overview plan. Each member of the Board received a copy of the traffic report. The developer is giving a 100' buffer around Mitchell Pond and an easement for a pedestrian trail to Mitchell Pond. Mr. Francisco reviewed the lot sizing, frontage, temporary cul-de-sac, drainage swale, a 25' trail easement and four (4) cisterns. Mr. Gattinella questioned the maintenance of the cisterns. The town would maintain the cisterns. A review of the traffic study revealed a problem with the Searles Road and Route 111A intersection. Mr. Wayne Husband summarized the traffic study and the state plans for the Searles Road and Rout 111A intersection. The Board members questioned the capacity at the Morrison Road end, traffic counts, delay times and number of car trips on Morrison Road and Searles Road. Mr. Dubay read the comments from the Conservation Commission suggesting reducing the road width of McFarland Road. The Fire Department worked with the developer in the location of the cisterns for fire suppression. The Historic District Commission expressed concern for the existing stonewalls and suggested the changing of road names to reflect the history of the parcel. Discussion followed on preserving the stones on the individual house lots in the event the homeowner wishes to use them. No comments were received from the Police Department or the Recreation Committee. Abutters expressed concern for the sight distance and added traffic on Morrison Road. The plan will be given to the Police Department for comment with a copy of the traffic study. Mr. Mike Peterson, of Morrison Road, expressed concern with traffic and suggested signage at the end of Morrison Road. Mr. & Mrs. Connelly expressed the need for this proposal to be constructed in a timely fashion. Mr. Morris requested parking at the trail head and an additional easement over the wood road. Mr. Rouillard requested details on the geo-grid system and T-wall for the next meeting. Mr. Rouillard motioned to continue the public hearing to August 5, 1998 and Mrs. Crisler seconded. The following items are needed for the next meeting, the Board members review the traffic study, details of the t-wall construction, details of the geo-grid system, a more detailed explanation of the traffic study, formulate a motion, and comments from the Police Department. Mr. Stearns suggested the engineer notify the Police and Fire Departments if reducing the road widths. The engineer stated the road widths would remain at 28 feet. Mr. Rouillard amended his motion to continue the public hearing to July 22, 1998 and Mrs. Crisler seconded. Passed 6-0.

Mr. Wilder motioned to open and continue the remainder of the agenda to August 5, 1998, Exxon Site Plan, Route 28 Realty Trust Site Plan, Growing Pals Site Plan, CFM Site Plan, Straw Subdivision, and Costa Subdivision. Mrs. Crisler seconded. Passed 6-0.

Meeting adjourned 12:20 A.M.

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