

**PLANNING BOARD MINUTES
DECEMBER 2, 1998**

ROLL CALL:

David Dubay-Chairman-Present
Bernie Rouillard-Vice Chairman-Present
Jack Gattinella-Secretary-Present
Wayne Morris-Regular Member-Present
Russell Wilder-Regular Member-Excused
Annette Stoller-Regular Member-Present
Keith Goldstein-Alternate-Present
Walter Kolodziej-Alternate-Present
Margaret Crisler-Selectman-Present
Galen Stearns-Selectmen's Alternate-Present

The meeting was opened, at 7:00 P.M., by Mr. Rouillard and the alternates replaced Mr. Dubay, Mrs. Crisler and Mr. Wilder.

CAPITAL IMPROVEMENTS PROGRAM - WORKSHOP

Mr. Charles McMahon, Chairman of the CIP Committee, presented the Board with the CIP for 1999 to 2005. The narrative that would accompany the numbers will be drafted at the next CIP meeting. Mr. McMahon explained the process of determining a new benchmark of \$1.75 for capital improvements. The projects and costs are larger than ten (10) years ago. There are currently six (6) bonds that the plan is committed to paying. The line item for road improvements has been increased to \$100,000.00. Mr. McMahon explained the Solid Waste needs and Mr. Rouillard questioned the line item for a salt shed. Mr. McMahon explained that the cost would be approximately \$500,000.00 and at present there is no plan or land to utilize for this purpose. The future programs will need to include maintenance of bridges.

Mr. Dubay arrived and Mr. Goldstein stepped down. The CIP Committee is recommending the Central Fire Station and Griffin Park be included in the plan for 1999 and the schools go forward in the following year. The Board and Mr. McMahon discussed the financing of the Fire Station and Griffin Park. Mrs. Crisler arrived and Mr. Stearns stepped down.

Mr. Gattinella questioned the philosophy of the CIP to pay down notes and discussion followed on the question of paying down versus the carrying of a 10 year note. Mr. Rouillard questioned Mr. Horrigan, School Board member of the CIP Committee, whether there was any flexibility in the school plans. Mr. Horrigan explained the present situation at the schools and they will be coming forward with a warrant article this year. Mr. Gattinella questioned the cost in taxes if all three (3) projects were to go forward. Mrs. Crisler requested a copy of the school justification. Mr. McMahon will provide a total package to the Board. Mr. McMahon explained with the three (3) projects going forward in the same year it would be a major impact on the tax rate.

Mr. Stearns indicated the three (3) projects would cost \$1.20 on the tax rate for the first year and \$.78 in the second year. That would be minus the operating costs. The school plan coming forward would meet the needs of the town for ten (10) years. The Board discussed the dates available for a public hearing. This will be determined at the next workshop. Mr. Rouillard requested an option plan reflecting the school project for next year and spreading out some of the projects to keep the CIP rate at \$1.75. Discussion followed on renovating the current fire station.

LAMPLIGHTER SITE PLAN AND SPECIAL PERMIT (8-B-6300) - PUBLIC HEARING CONTINUED (Seavey Road)

The proposal is for 60 units of elderly housing and Mr. Turner reviewed the requests from the previous meeting of November 18, 1998. Comments were received from the Police and Fire Department. A recommendation of the Police Department was to clearly label the units and signage directing traffic. The Fire Department will require a 14,000 gallon cistern for fire suppression. The motion made at the previous meeting was read.

Mr. Ron Pica, of Pica Engineering, reviewed the changes made to the access road and requested two (2) waivers from the subdivision regulations. Mr. Turner indicated he would need time to review the plans presented with staff before he could make any recommendations to the Board. Mr. Pica presented the Board with three (3) sheets of changes. Mr. Gattinella questioned the waivers requested. One waiver is to bury drainage less than the four (4) feet required. Mr. Pica explained the narrow roadway and the work needed on the subsurface drainage. Several of the changes were predicated by changes requested on a site walk with the Planning Board.

Mr. Pica reviewed the placement of the detention pond, treatment swales and drainage flow. Parts of the roadway will be raised. Mr. Turner questioned the erosion on the side of one hill and how would they stop the flow without the catch basin. Mr. Turner pointed out the water would then flow over the cottage roadway. Mr. Turner also questioned how the applicant would treat the slopes and requested the flow numbers were needed.

Mr. Gattinella questioned the W.W.P.D. line, the 12% slopes and pointed out the notes dealing with NFPA 1 requirements were incorrect on the plans. These will need to be corrected with the proper wording. Discussion followed on the placement of the first unit. This unit was moved to provide greater distance between the unit and the nearest abutter.

Mr. Pica explained the 40' right-of-way to be given to the town owned parcel and the trail easement of 20'. A study (on file) was presented to the Board at the last meeting. Mr. Turner requested details of the connector road barrier between this project and the villages of Windham. When Mr. Pica submits the details Mr. Turner will obtain input from the Police and Fire Departments.

Mr. Pica discussed the access to lot 8-B-6100 and the applicant has agreed to give the owner of 8-B-6100 a 40' easement. Mr. Turner explained Seavey Road would be access to the cottages, Lamplighter Villages and approximately 150 acres of undeveloped land. Mr. Turner requested review time and would return with recommendations from the staff.

Mrs. Crisler requested a color detail of the signage and Mr. Caruso, owner, will have the architect give a color presentation of the signage. Mrs. Crisler motioned to continue the public hearing to December 16, 1998 at 8:00 P.M. and Mr. Kolodziej seconded. Mr. Rouillard amended the motion to include the staff review the proposed changes submitted at tonight's meeting; clarify the W.W.P.D. near the gravel road and the road width be no wider than 22'. Mr. Morris seconded. Discussion ensued on the merits of a road width of 22' or 24'. Mr. Turner indicated a road width of 24' with a sidewalk was necessary. Mr. Gattinella spoke of the safety issues and plowing. The amended motioned was defeated 4 - 3 with W. Morris, B. Rouillard and M. Crisler voting in the affirmative. Mrs. Crisler withdrew the main motion and motioned to continue the public hearing to December 16, 1998, at 8:00 P.M. with the applicant to review the new plans with the staff, determine the W.W.P.D. near the gravel road, comments to be received from Atty. Campbell regarding the covenants, architectural details on the sign and a road width of 24'. Mr. Kolodziej seconded. Mr. Rouillard discussed the need for a sidewalk with a 24' roadway. Mr. Turner stated a sidewalk should be placed on one side. Motion passed 5 - 2 (W. Morris, B. Rouillard opposed).

BERGERON SUBDIVISION (14-A-900) - PUBLIC DISCUSSION 32 Mammoth Road

Mr. Turner presented the proposed subdivision located off Mammoth Road across from Castle Hill Road. Currently the first lot of the subdivision is zoned Neighborhood Business District and an amendment is proposed to change the zoning to Rural District. The proposed road is 1100' and will end in a permanent cul-de-sac. The parcel contains the Aquifer Protection District. The applicant has a hydrologist report and will appeal the APD line. The project will have nine (9) residential lots. Discussion followed on the configuration of lot 12 and Mr. Peter Zohdi, of Edward N. Herbert Assocs., reviewed the lot calculations. Mr. Morris questioned the drainage of the culvert and Mr. Zohdi assured the Board post development will not add any further drainage.

Mr. Zohdi reported the parcel has been site walked by the Conservation Commission, who agreed the APD line should be moved. Mr. Rouillard requested the borings be pinpointed on the plans. The plans will be sent to the various agencies for comment.

Mr. Gary Hahn, of Twin Street, expressed concern for road noise from Route 111 and Mr. Turner suggested planting pine trees.

MURPHY SUBDIVISION (25-R-2) - PUBLIC DISCUSSION Off Marblehead Road

Mr. Turner presented the proposal for an eight (8) lot subdivision. The issues of concern were the frontage on Marblehead Road for the abutter, line of sight, and drainage. The project will have a temporary turnaround and will be 1600' in length. Mr. Zohdi, of Edward N. Herbert Assocs., explained the improvements proposed to Marblehead Road.

The plan will be sent for comments to the various agencies including the Historic District Commission. Mr. Morris questioned the drainage and discussion followed on the two (2) treatment swales to the wetlands and a cross culvert which would reduce the velocity of drainage in post development.

Mr. Stolarz, an abutter, expressed concern with the small piece of land left between his property and the entrance off Marblehead Road. This can be deeded to Mr. Stolarz or to the town.

GYM-KEN SITE PLAN (8-B-4500) - PUBLIC HEARING 184 Rockingham Road

Mr. Turner reported this revised site plan meets all the site plan and zoning requirements. Mr. Dubay read the previous minutes of October 1, 1997. Discussion followed on whether this plan met the criteria for regional impact.

Mrs. Crisler question the checklist item concerning the septic system. Mr. Turner reported the septic had been checked a year ago and has been reviewed by the state. It has been deemed adequate.

The proposal was to add a daycare center to accommodate 60 children. The state has reviewed the curb cut and approved. A traffic study was done by CLD Engineers. State driveway approval will be forthcoming. The existing sign will be moved as it is currently in the state right of way. A soil scientist flagged the parcel and did the HISS mapping. Mr. Rouillard motioned to accept for public hearing and Mrs. Crisler seconded. Mr. Gattinella asked if this was a permitted use in this district. Mr. Turner indicated daycare was a permitted use. The motion passed 7-0.

The plan depicted a new play area, an existing pool, and painted arrows directing traffic flow. There will be an additional five (5) employees and the hours of operation will be 7:00 A.M. to 7:00 P.M. Mr. Morris questioned the traffic study and Mr. Zohdi gave a summary of the study done by CLD Engineers. Mr. Rouillard questioned the W.W.P.D. and Mr. Zohdi will have it checked. Mr. Morris questioned the traffic counts and expressed concern with the speed limit on Route 28. Route 28 is a state road and Mr. Zohdi indicated the traffic engineer and the highway engineer say it is safe at this driveway entrance.

Mr. Morris questioned the dropping off and picking up of students with school buses and Mr. Zohdi reviewed the traffic flow and the entrance into the building. Mr. Dubay read a letter from Mr. Sheldon Wolff (on file), an abutter, expressing concern with

traffic, screening and fire suppression. Mr. Turner reviewed the issues and suggested a buffer of evergreens to help with screening. Mr. Goldstein questioned the square footage of the daycare and Mr. Kolodziej suggested the bollards be 6" and placed on 5' center. Mr. Dubay read the comments from the Police Department, Fire Department and the Conservation Commission.

Mrs. Crisler motioned to approve with the following stipulations:

1. A buffer screen of evergreens on the north side between 184 & 186 Rockingham Road on the north side a minimum of 4' tall and placed on 6' center;
2. Bollards to be 6" and placed on 5' center;
3. If present W.W.P.D. placed on the plan as appropriate.

Mr. Gattinella seconded and passed 6 - 1 (W. Morris oppose).

Mrs. Stoller motioned to continue the agenda to December 3rd and Mr. Morris seconded. Passed 7 - 0.

Meeting adjourned 11:30 P.M.

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