

PLANNING BOARD MINUTES
JUNE 16, 1999

ROLL CALL:

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

BUSINESS:

Mrs. Crisler motioned to reconsider the minutes of May 8, 1999 and Mr. Morris seconded. Discussion followed on the conclusions indicated in the minutes regarding the buffer and the conclusion of no appreciable problems. Ms. Stoller recorded the minutes of the site walk. Motion passed 4 -3 (R. Wilder, D. Dubay, J. Gattinella abstained). Mrs. Crisler motioned to amend the minutes of May 8, 1999 and Mr. Morris seconded. Motion passed 3-1-3 (A. Stoller opposed, R. Wilder, J. Gattinella, D. Dubay abstained).

Mr. Wilder discussed the completion of the master plan and the need to set a calendar. The Board will set a schedule for the completion of the master plan and set a priority list to deal with housekeeping items at the June 23rd workshop. Mr. Turner will check the deadline dates for zoning amendments for next year.

ROAD BOND:

The developers of Mitchell Pond Road requested a partial release of their road bond and Mr. Turner reported retaining \$30,180.00 was sufficient to complete the road. Ms. Stoller motioned to release \$31,864.60 and retain \$30,180.00 for the completion of Mitchell Pond Road. Mr. Rouillard seconded. Passed 7-0.

CORRESPONDENCE:

The Board received the following communications:

- o MPO notice of a public hearing and policy committee meeting to be held June 24, 1999, 7:00 P.M., at the Hampstead Town Hall.
- o Notice received from NHDOT regarding proposed amendments to the 1999-2001 statewide transportation improvement program.

- Announcement received from the Rockingham Planning Commission concerning upcoming planning board training series.
- Town & City, dated June, 1999.

MINUTES:

The minutes of June 2, 1999 were reviewed by the Board. Mr. Wilder motioned to amend page 4 of 6, last paragraph, as per amendment provided by the recording secretary and Mrs. Crisler seconded. Passed 7-0. Mr. Rouillard requested the Board amend page 2 of 6, paragraph three, of the Windham Terrace Site Plan, regarding the easement along the northern border to the northeast corner of the lot. Mrs. Crisler motioned to approve the minutes of June 2, 1999, as amended, and Mr. Morris seconded. Passed 7-0.

Mr. Wilder requested the Board amend the minutes June 9, 1999, page 4 of 4, first paragraph of Other Business, to reflect Mr. Morris discussed the recording of meetings. Mr. Rouillard motioned to approve the minutes of June 9, 1999, as amended, and Mr. Wilder seconded. Passed 6-0-1 (M. Crisler abstained).

Mr. Dubay thanked the cable crew for the taping of the Planning Board meeting.

LANNON SUBDIVISION (16-E-50) - PUBLIC HEARING CONTINUED

5 Gaumont Road

Mr. Turner reported that at the previous meeting the reviews by the departments were not done. As of this date, only the Conservation Commission has responded. The Road Agent, Robert Devlin, reported there is a line of sight issue at the proposed driveway. Mr. Dubay read the comments from the Conservation Commission and the Commission has no issues with the plan. The standard emergency water note is in place on the plan.

Mr. Jack Semplenski, of Benchmark Engineering, Inc., discussed the line of sight issue and indicated the brush, obstructing the sight distance, would be cleared. The plan would give the town a dedicated area of 5-7 feet along the property line and roadway. Mr. Turner suggested the applicant add a note to the plan stating the applicant would work with the town staff and no occupancy permits would be issued until the problem is resolved to town staff satisfaction.

Mr. Gattinella and Mrs. Crisler agreed this was a benign two (2) lot subdivision and adequate time had been given to the various departments for review of the plans. Mrs. Crisler motioned to approve with the following conditions:

5. Clear the brush obstructing the line of sight working with the town staff and no occupancy permits to be issued until this is resolved;
6. Bonding or setting of the bounds.

Mr. Wilder seconded and passed 7-0.

JACKSON SUBDIVISION (1-A-100/400) - PUBLIC DISCUSSION

148 Londonderry Road

The proposal is for a 16 lot subdivision for the first phase. Mr. Turner indicated the traffic study of the area has been received and gave a summary of the report. The report suggests Coventry Road be "teed" into the new subdivision road. CLD Consulting Engineers further concluded there would be no adverse capacity impacts and nearby intersections would function at level of service B or better for all turning movements.

Ms. Stoller questioned the number of units for the complete buildout. Phase one of the subdivision would be 16 units and phase two could be an additional 19 units.

Mr. Charles Powers, of 5 Hemlock Street, discussed the traffic patterns of the area and opposed the connection of the new subdivision to Coventry Road. Mr. Curt Howard, of 12 Coventry Road, reviewed the topics addressed in the previous presentation he gave to the Board, at the May 5, 1999 meeting. Mr. Howard also reviewed the draft traffic report he was given and presented the Board with pictures of the curve in question on Coventry Road. The pictures depicted the curve, the grade and the sunlight blinding the curve. Mr. Howard expressed concerns with the connecting with Londonderry and Derry, the keeping of the rural character of the area, the effects of blasting on wells and the safety issues.

Mr. Morris questioned Paul Konieczka, of CLD, on the maximum trip distribution and the difference in the draft conclusion and the final report conclusion. Mr. Konieczka explained the grades on Coventry Road were addressed in the final report on page 4, conclusion four. The line of sight issue at Londonderry Road could not be addressed until the final plans are engineered.

Mr. Semplenski presented the Board with a review of the CLD traffic report done by Laurie Rauseo, of Transportation Planning Consulting Services. Ms. Rauseo raised several issues with emergency response times, grades between Coventry Road and the new subdivision road, mutual aid responses and the increased number of vehicles on Coventry Road and Hemlock Street. Mr. Semplenski reviewed two proposals, one with the connection to Coventry Road and one ending in a cul-de-sac. The cul-de-sac would be 2,400 feet in length and connect to Grandview Road. The second plan depicted the connection to Coventry Road and the cuts and grades required.

Mr. Turner recommended the connection to Coventry Road and addressed Ms. Rauseo's report point by point. The Board discussed the sight distance required for a collector road versus a major road. The Board would have jurisdiction on the sight distance required and the designation of Londonderry Road. Phase one will be 16 units ending in a temporary cul-de-sac. The length of the temporary cul-de-sac would be 1100 to 1200 feet. Mr. Semplenski expressed concern with the liability of the cistern located on the property to the developer and the future lot owner.

Mr. Morris requested further information from the Fire Chief. Chief Fructman reviewed the Fire Department report and answered questions on the mutual aid provided and the 911 enhanced emergency system. Based on the evaluation of response times and distance to the new road and Coventry Road the Fire Department recommended the connection be made to Coventry Road.

Mrs. Diane Sullivan, of Coventry Road, spoke in opposition to the connection due to the number of small children on the road. Atty. Peter Bronstein, representing the developer, made reference to sections 101.1, 101.3, 101.8, 602.2.2 and 602.3 of the Windham Subdivision Regulations, in opposition to the connection.

The Board discussed the connection to Coventry Road, the response times and safety issues. Coventry Road was built with a temporary cul-de-sac. Mr. Turner indicated the names of several roadways with similar cuts as would be needed on the connection to Coventry Road. Mr. Gattinella motioned to connect the subdivision with Coventry Road and Ms. Stoller seconded. Mr. Morris discussed the section 602.2.2 of the Windham Subdivision Regulations and the previous board's decision to make a temporary cul-de-sac on Coventry Road. Motion passed 6-1 (D. Dubay opposed, as he did not see a compelling reason to make the connection in the neighborhood).

Mr. Rouillard motioned to open and continue the Blanchard Subdivision, public discussion and the Star Vector Site Plan, public hearing to July 7, 1999. Mr. Morris seconded and passed 7-0.

LEDGE ROAD LOT LINE CHANGE (11-A-200) - PUBLIC HEARING

3 Lexington Road

Mr. Turner reviewed the proposed roadway for Lexington Road and the original approval of a temporary turnaround for Lexington Road. The plan and applications reviewed showed the engineers' agreement was missing and the note regarding no construction until Planning Board approval was missing from the plan. Mr. Wilder motioned to accept the plan for the lot line change for public hearing and Ms. Stoller seconded. Passed 7-0.

Mr. Turner reviewed the plan and discussed the various industrial projects in the conceptual stages located in this area. The Board has had discussions on future roadway connections during workshops on the transportation section of the master plan. The applicant is requesting a permanent hammerhead. A traffic study has been done for the area to address the commercial development on Ledge Road. Mr. Turner gave a summary of the traffic report and a traffic light is not recommended until full buildout of the area.

Mr. Morris questioned if the permanent hammerhead was built, would it preclude any future extensions. Mr. Turner indicated not until the Board approved something on the lot in question would it block any further extension. Sheet 5 of 8 depicted the lot line change and the right of way would be deeded to the Town. The hammerhead only serves one lot. The

applicant has no intention of extending the roadway beyond this point. The Board discussed future improvements in the area of Ledge Road and went on record that they would be imposing exactments on future site plans in this area.

Mr. Rouillard reported he had been on a site walk this evening off Blossom Road and felt approval of a permanent hammerhead would stop the option of extending the roadway to Sherwood Road. Mr. Turner indicated, when the complete plan came before the Board then a decision could be made.

Mr. Mark Gross, of MHF Design Consultants, reviewed the plan with the Board depicting the easement line and the road grade change. The plan would define the lot lines at all driveway points. Mr. Gross explained the entire parcel is 79 acres with 28 acres zoned Limited Industrial and it was not the intention of the owner to make a connection with the residential area given the topography and the wetlands.

The traffic study presented to the Board was a joint effort by the proposed car wash, warehouse facility and the garage facility and they have agreed to do upgrading of the intersection of Lexington Road and Ledge Road and add left and right turning lanes on Route 111. At the next meeting for the site plan, a traffic engineer will present the report and answer questions from the Board.

Mr. Gattinella requested a written agreement be drawn up regarding the percentage of improvements per developer. Mr. Gross reviewed the future development of the residential area, 12 lots and the industrial area. The topography left only a buildable area in the industrial zone at the bottom of the parcel near Lexington Road.

Mr. Wilder questioned whether there would be room to curve the roadway and get up to the residential area. Mr. Gross responded it might be possible on the adjacent property but the landowner does not want the connection. Mr. Turner reported the topography indicates the roadway could run parallel to the contours but the road would not have frontage for development.

Mrs. Crisler is adamantly opposed to connecting a residential area with industrial land and sees no benefit. Mr. Dubay agreed with Mrs. Crisler on the connection. Mr. Morris needed to see the conceptual plan to have a clearer picture of the area. Mr. Wilder explained the Board had many discussions on the transportation plan for the master plan. Ms. Stoller requested some guidance to insure this plan would not preclude the Board's options on connections and the Board could still consider the traffic patterns in connecting the residential and industrial areas. Mr. Turner reiterated, until there is an approval of the site plan the option is still open.

Mr. Rouillard motioned to approve the proposed lot line change as shown and Mr. Wilder seconded. Mr. Turner reviewed the deficiencies that needed to be addressed and Mr. Rouillard and Mr. Wilder agreed to change the motion to include the drainage at the end of the street be improved with input from town staff and the note placed on the plan, "No construction work..." Passed 7-0.

MOUNTAIN HOMES SUBDIVISION (22-R-100, 150, 300) - PUBLIC DISCUSSION

143 Range Road

The proposal is for 14 residential lots located off Range Road north of Langdon Road, near the junction of Spear Hill Road and Potash Road. The plan depicted a wetland on the left of the proposed roadway and the developer is planning a temporary cul-de-sac. There is an issue of line of sight and the Town and NHDOT are currently sharing the cost of a major project in the area.

The temporary cul-de-sac would be smaller with an island in the middle and 20 feet of pavement around. The center of the cul-de-sac would not have curbing for safety reasons and it would be a one way circle. Once the roadway is extended the easement would be restore to the owners adjacent to the circle and the circle would be paved over and extended.

Mrs. Sheila Evjy, an abutter, discussed the history of the area and did not feel there was adequate frontage left for the lot adjacent to her property. Mr. Morris requested the disposition of the discontinued Potash Road. This roadway was discontinued in 1827 with half given to each abutter.

Mr. Kantsepolsky, an abutter across Range Road, expressed concern with the drainage from the new subdivision and light pollution from the roadway into his home. Mr. Dick Whelan discussed the disposition of Potash Road and objected to the subdivision.

Mr. Morris questioned the drainage but the plan is at the conceptual stage. Mr. Bob Levesque, of Miesner Brem Engineers, reviewed the drainage at this time and what the engineers would be looking at for the development. The drainage at the entrance to Range Road would be the jurisdiction of the NHDOT and the plan would have to meet state requirements. Mr. Morris questioned the trail system in the area and the connection to Griffin Park. The trail is at the rear of the property and some of it may be off the parcel being developed.

Mr. Turner discussed the necessary road frontage required and the radius. Mrs. Crisler indicated there was a concern with light pollution to the abutter and the impact of the 50 foot setback on the abutter next to the roadway. The frontage did not appear to be sufficient on either side of the new road or Range Road. Mr. Morris suggested a site walk of the area and questioned what other development was planned in this area. Mr. Turner reported the parcel between Hearthstone Road and this parcel was being looked at for development. Mr. Gattinella requested the issue of ownership of the properties adjacent to the discontinued road be resolved and the frontage and the sight distance be addressed.

Mrs. Crisler motioned to send the plan out for department review and Mr. Rouillard seconded. Passed 7-0. The Planning Board will hold a site walk Saturday, June 26, 1999, at 8:00 A.M.

Meeting adjourned 11:45 P.M.

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