

**PLANNING BOARD MINUTES**  
**AUGUST 4, 1999**

**ROLL CALL:**

David Dubay-Chairman-Excused  
Bernie Rouillard-Vice Chairman-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-Selectman-Present  
Galen Stearns-Selectmen's Alternate-Present

Mr. Goldstein, Mr. Kolodziej and Mr. Carpenter replaced Messers. Dubay, Gattinella and Wilder on the Board.

**BUSINESS:**

Mr. Morris motioned to approve the minutes of July 14, 1999 and Mr. Goldstein seconded. Passed 7-0. Mrs. Crisler motioned to approve the minutes of July 21, 1999 and Mr. Carpenter seconded. Passed 7-0.

Mrs. Crisler discussed the new form, "Items for Final Applications," and it was the consensus of the Board to eliminate requested/required. Mrs. Crisler is presently working on the Land Use section of the Master Plan and will provide copies to the Board at next Wednesday's workshop. The reorganization of the Board will be discussed at the workshop of August 11, 1999. Ms. Stoller acquired the minutes of the November 21, 1998, sitewalk of Lamplighter Village for the official 1998 minutes book.

Mr. Wilder questioned the status of the maps for inclusion in the Master Plan. Mr. Turner reported the mylars have been delivered to the Rockingham Planning Commission and the Commission will be working from Mid-August through September. Letters have been sent to former Capital Improvements Committee members. The Board of Selectmen has designated Mr. Stearns with Ms. Webber as alternate. The School Board has designated Mr. Horrigan as their member.

**CORRESPONDENCE:**

The Board received the following communications:

- o Letter request to withdraw the Costa Subdivision from the agenda.
- o Transmittal received from MHF Design Consultants regarding the Colantoune Site Plan.

- Request from St. Matthew's Church to revise the parking and removal of the existing rectory without a formal site plan submission. The rectory would be located off site. The Board expressed concerns with drainage, the note on the plan regarding the parking and landscaping, the change of the parking layout and the improvements to Searles Road and Route 111. Mr. Turner explained the process of road improvements with the NHDOT. The improvements have been bonded. Mrs. Crisler motioned to request St. Matthew's return with a revised site plan showing the removal of the rectory and the revised parking for public hearing and Mr. Morris seconded. Passed 7-0.
- Notice of a conference to be held by NNECAPA on September 9th and 10th. Any members wishing to attend should submit the fee to Mr. Turner after attendance.
- Town Counsel, Atty. Campbell, notified the Board the appeal was declined in the case of Peter Schmidt v. Town of Windham.
- Notice received from Mr. D. Gumbel expressing interest in remaining as a member of the CIP Committee.
- Memo received from the School Board appointing Mr. R. Horrigan as their member to the CIP Committee.
- Notice of merger between lots 25-G-138 and 25-G-170, located at 27 and 24 Emerson Road. Mrs. Crisler motioned to authorize the voluntary merger of lots 25-R-138, 27 Emerson Road and 25-G-170, 24 Emerson Road. Mr. Kolodziej seconded and passed 6-0-1 (W. Morris abstained).
- Memo received from Mr. David Sullivan regarding the potential sale of lot 17-J-100B (Rocky Ridge ROW). Mr. Turner will provide information on the right of way in question to the Board at the August 11th workshop.

Mr. Morris motioned to approve the minutes of July 28, 1999 and Mr. Kolodziej seconded. Passed 7-0.

Ms. Stoller will forward information on the conference held concerning I93 and Route 111 as soon as possible. Mr. Turner discussed the membership of the CIP Committee. The Board requested Mr. Turner send letters to the members who have not responded. Mr. Turner reported Mr. Ron Coish would serve if the Board wished.

### **PLANNING BOARD BY-LAWS AMENDMENTS - PUBLIC HEARING**

Mr. Rouillard read the legal notice into the record regarding the two (2) amendments to the Windham Planning Board By-Laws. The amendments would revise section 10.6, limiting terms of members on the CIP subcommittee. Section 10.7 would resolve the chairmanship of the subcommittee. Mrs. Crisler motioned to accept the amendments to the By-Laws and Ms. Stoller seconded. Passed 7-0. Discussion of further amendments to the By-Laws will take place at the August 11th workshop.

### **COSTA SUBDIVISION & SPECIAL PERMIT (9-A-1501) - PUBLIC HEARING**

23 Meetinghouse Road

THE Board received a request to withdraw the plans due to revisions needed. Mr. Turner recommended the Board vote to withdraw. Mr. Goldstein motioned to withdraw the application as per the applicant's request and Ms. Stoller seconded. Passed 7-0.

## **SHERWOOD SUBDIVISION & SPECIAL PERMIT (11-A-200) - PUBLIC HEARING**

### Off Sherwood Road

Mr. Turner reported the proposed plan was for 13 lots located off Sherwood Road. The applicant is requesting waivers for side slopes and cul-de-sac length. One lot, 246, does not meet the rectangle requirement but would meet the spirit and intent of the ordinance with the shape they are proposing. The engineer has revised plans for the Board and Mr. Thorndike, the Town Surveyor, has reviewed the revised plans. Mr. Turner recommended the plan be accepted for public hearing, as it meets the subdivision and zoning requirements.

Mr. Rouillard read the communication regarding the waivers into the record. Ms. Stoller discussed the recent workshops regarding a connector road in the area of the proposed subdivision and this proposal would cut off those possibilities. Ms. Stoller recommended opening and continuing the plan until after the workshop on traffic circulation.

The conceptual discussion was held January 6, 1999 and Mrs. Crisler read the minutes into the record. The Board had not requested a traffic report. Mrs. Crisler motioned to accept the plan for consideration and Mr. Kolodziej seconded. Passed 7-0.

Mr. Turner addressed the issue of lot sizing requirements, waiver requests and the length of the proposed cul-de-sac. Mr. Wilder questioned the type of material to be used in side slope stabilization. Mr. Mark Gross, of MHF Design Consultants, Inc., reviewed the material to be used on the side slopes. The Board questioned the protection of the area and the type of drainage. Mr. Gross explained the sheet drainage and page 18 of 22 of the plans showed a profile of the section in question. Mrs. Crisler motioned to grant the waivers, in accordance with the letter dated July 12, 1999, section 6 of the booklet submitted, concerning 901.8, of the Windham Subdivision Regulations, for three sections of the proposed roadway, Locksley Road: Station 4+50 to 6+00, left side only, station 11+50 to 13+00, both sides on Yorkshire Road, station 0+70 to 1+70 right side only. Grant a waiver of section 702.8, of the Windham Subdivision Regulations for scale of profiles. Mr. Morris seconded and passed 7-0.

Mr. Gross addressed the issue of cul-de-sac length and gave a brief overview of the area. The right of way was established in 1996 and an underground cistern would be provided for fire protection. Ms. Stoller questioned the status of the Oriole Road cul-de-sac. The Oriole Road cul-de-sac is a permanent cul-de-sac. Sheet 2 of 22 shows the road network of the area. Mr. Rouillard questioned the road connection from a residential neighborhood to a limited industrial area, the Transfer Station area on Ledge Road, and the connection to Hardwood and Oriole Road. There is no right of way on Oriole Road and there are large wetlands and significant topography in an extension to Ledge Road. An extension to Hardwood Road

shows a steep topography and a right of way would have to be secured from private property owners. Mrs. Crisler expressed opposition to connecting a residential area with industrial property and considers that to be poor planning that would devalue homes in the residential area. Mrs. Crisler did not think the Board of Selectmen would take property by eminent domain for a connection to Oriole Road and was not in favor of either connection.

Mr. Gross reviewed the topography between Sherwood and Ledge Road and the elevations. It was his opinion that the town would own 2,000 feet of road without a tax base. Some 800 feet of roadway would have to be built before reaching buildable land. Ms. Stoller motioned to continue the public hearing for the subdivision and the special permit to August 18, 1999 and Mrs. Crisler seconded. Passed 7-0. The Board will hold a site walk of the area on Saturday, August 14th, at 9:00 A.M., meeting at the end of Lexington Road.

## **COLANTOUNE SITE PLAN (11-A-240) - PUBLIC HEARING**

### **1 Lexington Road**

Mr. Turner presented the proposed car to be located on Lexington Road opposite the Transfer Station. The car wash would be 4,050 square feet and drive through. The applicant requested a waiver to not show 12" or greater trees on the parcel. Mr. Turner recommended accepting the plan for public hearing.

Mr. Mark Gross, of MHF Design Consultants, Inc., gave an overview of the proposal and presented a traffic report for the area generated by three property owners. Mr. Rouillard read the minutes of the conceptual hearing, October 14, 1998, into the record. Mr. Morris motioned to accept the plan for public hearing and Mr. Carpenter seconded. Passed 7-0. Mr. Morris motioned to grant the waiver for single trees 12" or greater and Mr. Goldstein seconded. Passed 7-0.

The largest issue for this proposal was the traffic. The applicant has submitted a traffic report for the area with suggestions and a detailed drainage report. The site plan was presented by Mr. Gross, depicting islands for vacuuming, stacking room for cars, an underground tank for overflow with an alarm system and the septic system location. The parking meets the site plan requirements. The site will have a rumble strip to address the issue of dripping water freezing in the winter months. The drainage system will tie into the existing drainage. The Rockingham County Conservation District reviewed the drainage plans. They have suggested there may be a need to replace the piping on Lexington Road.

The traffic issues were discussed addressing the build-out of the area with an office building, warehouse, the transfer station and the car wash. The three developers have reached an agreement on funding of the off site improvements. Mr. Steve Pernaw, traffic engineer, gave an overview of the traffic report. The off site improvements are presently under review by NHDOT. The Board discussed the widening of Route 111 and the future signalization of the intersection of Route 111 and Ledge Road.

Mr. Wayne Bailey, manager of the Transfer Station, reviewed the traffic flow through the

station and reported there is a 5% increase per year.

Mrs. Crisler motioned to open and continue the Star Vector Site Plan and the Fire Station Special Permit to August 18, 1999. Mr. Carpenter seconded and passed 7-0.

Ms. Stoller questioned the inclusion of the checklist with the application. Mr. Gross explained he was presenting the plan at this time to give the Board input for off site traffic improvements. The developers are proposing to do the right turn lane but not the left turn lane. Any improvements to the intersection of Ledge Road and Route 111 would have to be applied for by the Town, as Ledge Road is a town road.

Mr. Pernaw explained the criteria for signalization by the state and did not think this intersection would meet the threshold at this time. Discussion followed on the development in this area and perhaps it would be premature without the improvements to Route 111. Mr. Wilder replaced Mr. Carpenter on the Board.

The type of equipment to be installed for a recycled water system for washing cars was discussed. Licensed tankers remove the overflow. There will be a maintenance schedule to remove the residual of dirt, salt and sand. The car wash is capable of washing 125 cars per hour.

Mr. Rouillard read the comments from the Police, Fire and Conservation Commission (on file). The Board will need a signed agreement by the three (3) parties involved and will require a bond for the off site improvements. Mr. Goldstein motioned to continue the public hearing September 1, 1999 and Mr. Kolodziej seconded. Passed 7-0.

Meeting adjourned 11:20 P.M.

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