

**PLANNING BOARD MINUTES
SEPTEMBER 3, 2003**

ROLL CALL:

Ross McLeod, Chairman – Present	Wayne Morris, Vice Chairman – Present
Lee Maloney, Secretary – Present	Walter Kolodziej, Regular Member – Present
Nancy Prendergast, Regular Member – Present	Pam Skinner, Regular Member – Present
Roy Dennehy, Alternate – Excused	John Barry, Alternate – Excused
Chris Doyle, Selectmen Member – Present	Bruce Breton, Selectmen Alternate – Present

Mr. McLeod opened the meeting at 7:30 pm. Mr. Breton replaced Mr. Doyle.

MINUTES:

The Board discussed the August 20 minutes. Will revisit at the next meeting.

ROAD BONDS:

- Whispering Winds Site, release \$15,300 and retain \$5,000. Mr. McLeod read a letter from the Whispering Winds Board. Mr. Turner addressed the issues noted in the letter. Mrs. Mary Dennehy, 71 Pleasant Street, and Mrs. Mona Feciuch, 31 Pleasant Street, discussed puddles, ground cover, drainage, and hill by gas line. Mr. Kolodziej motioned to release and retain. Ms. Prendergast seconded. Passed 7-0;
- Hadleigh and Blackburn Roads, new bond \$87,500. Ms. Prendergast motioned to accept. Mr. Kolodziej seconded. Passed 7-0;
- Hancock Road, release \$101,226 and retain \$46,080. Ms. Prendergast motioned to release and retain. Ms. Maloney seconded. Passed 7-0;
- Cardiff Road, release \$228,510 and retain \$60,936. Overton Road, release \$523,692 and retain \$112,968. Temporary Connector Road, release \$22,170 and retain \$17,160. Ms. Skinner motioned to release and retain. Mr. Breton seconded. Passed 7-0.
- Beacon Hill off-site. Road striping needs to be completed before release.

OLD/NEW BUSINESS:

The Board discussed the new fee schedule to be discussed at next weeks workshop, DOT ten-year plan, and site walk on Saturday.

CORRESPONDENCE:

- Application for the 16th annual municipal volunteer awards;
- Memo from OSP regarding the Annual Fall Planning Conference;
- Legal Questions and Answers from NH Town and City Booklet;
- Letter from Mr. Phil LoChiatto regarding becoming a Planning Board alternate member. The Board will invite Mr. LoChiatto to the next workshop;
- Memo from Mr. Sullivan regarding board communication with the administrative office;
- Letter from Meisner-Brem requesting Pawtucket Estates public discussion be continued to October 1. Mr. Kolodziej motioned to grant the request. Ms. Skinner seconded. Passed 7-0.

OLD/NEW BUSINESS:

The Board discussed CIP meeting on September 4.

PUBLIC HEARINGS:

Spruce Pond Open Space Sub – 48 lots (3-B-600, 650, 1200 & 1300) – Public Hearing Continued Rockingham Road

Mr. Kolodziej motioned to reopen the public hearing. Mr. Prendergast seconded. Passed 7-0. Mr. Warren reviewed the application, actions to date, and outstanding issues which include Rt 28 access, site access, and trails. Mr. Jack Szemplinski, Benchmark Engineering, discussed left turn lane vs. bypass shoulder. Ms. Laurie Rausseo, traffic engineer, discussed a bypass shoulder, turning numbers, growth rate of Rt 28, and neighboring properties. Discussion ensued regarding safety, and Rt 28 speed. No public comment regarding Rt 28 access. Discussion continued regarding wetlands impact,

sufficient right-of-way for turning lanes for both directions, full build out, Rt 93 effects, and site access.

Mr. Szemplinski discussed emergency access. Mr. McLeod read a letter from Tom McPherson, deputy fire chief. No public comment regarding emergency access. Discussion continued regarding emergency access, trail design, and Derry connection.

Mr. Szemplinski discussed trails on the property, \$5000 contribution towards improvements to the Rockingham Trails. Discussion ensued regarding other options. Mr. Brian Harvey, H&B Homes, discussed equal value work or materials. Mr. Bruce Anderson, Conservation Commission, discussed trail upgrade, and public trails. Ms. Dianne Fallon, Trails Committee, discussed the trails map, network of trails, and contribution for other phases. Mr. Tim Schriener, Trails Committee, discussed the railroad bed trail, and trails are an asset to the development. Mr. John Mangan, Trail Committee, discussed enhanced appeal, recreation trail, linear park, and enhanced values.

Mr. Anderson discussed cul-de-sac radius on Duston Road, dredge and fill issues resolved, would like to review open space covenants, lot 1240 no cut zone, buffer, no salt use, and clear cut of 50' for right-of-way necessary for wetland crossings. Mr. Turner discussed the construction of open space development. Mr. Szemplinski discussed open space and trails. Mr. McLeod noted a letter from Mr. Neil Helberg, Lewis Companies.

Discussion ensued regarding Trails Committee notification earlier in the process, trail location, and trail use and access. No public comment on trails. Discussion continued regarding trails, Northland Road cul-de-sac, tear drop cul-de-sac, and large-vehicle driver skills.

Mr. Morris motioned to move Cristy Road to September 17. Ms. Skinner seconded. Passed 7-0.

Discussion ensued regarding guardrails, substation contribution, contributions, substation, scattered and premature, response time, and Rt 28 development.

Mr. Kolodziej motioned for the contribution of \$1000 per lot to be used for purposes other than a substation. Ms. Maloney seconded. Discussion ensued regarding recreation. Failed 2-5.

Ms. Prendergast motioned to motioned to approve the subdivision with the following conditions: 1) Statements specifically allowing public access to the Public Pedestrian Access Easement(s), where required, should be incorporated into the Declaration of Covenants; 2) The developer to provide improvements for 5' wide trail(s) through the Public Pedestrian Access corridor on lot 3-B-375, in locations to be determined in consultation with the Planning staff and the Conservation Commission; 3) Applicant provide left- turn lane on Rt 28 as part of Phase I; 4) Accept the applicant's contribution of \$1,000 per lot, for the purpose of improving emergency response capabilities for the Rt 28 area. Said contributions to be paid on a per lot basis, at building permit issuance; 5) The Declaration of Covenants to be revised as follows: a) Include specific reference to the community water system, pipes, and hydrants, and the eventual responsibility of the Homeowners' Association for the system; b) Include covenants, or other assurance satisfactory to Town Counsel, that any water extracted on-site will be utilized and remain on the site; 6) The WWPD shown on lots 3-B-1219 and 3-B-1220 be designated as a "No Cut Zone"; 7) A "No Cut Zone" be established on lots 3-B-1221 and 3-B-1222, encompassing the area within 125' of the adjacent wetlands; 8) Road widths to be as follows: Northland Road – 28'-wide paved travel way with 32'-wide gravel base with temporary cul-de-sac and Duston Road – 28'-wide paved travel way with 32'-wide gravel base, terminating in a permanent cul-de-sac; 9) Applicant to deed to the Town, subject to conservation easements, lot 3-B-375. Easement and deed documents for this purpose to be reviewed by Town Counsel; 10) Accept applicants offer of \$5,000 for the rail to trail project; contribution to be paid on per lot basis payable at building permit issuance; 11) Covenants to be reviewed by Town Counsel; 12) Subject to all state permits; 13) Subject to building or bonding of roads; and 14) Subject to setting or bonding of the bounds. Mr. Kolodziej seconded. Discussion ensued regarding Dustin Road width, contribution to rail

to trail project, and emergency access. Ms. Prendergast amended her motion for Dustin Road to be 26'-wide paved travel way with 30-wide gravel base, and for applicant to include slope easements for left-hand turn lanes on Rt 28. Mr. Kolodziej seconded. Passed 6-1. Mr. Morris opposed.

Mr. Morris motioned to hear new business after 10:30 pm. Ms. Prendergast seconded. Passed 7-0. *Mr. Doyle replaced Mr. Breton.* Discussion ensued regarding a motion to reconsider.

Butterfield Estates – 38 lots (6-C-100, 800, 2000A, 2500, & 2500A) – Public Discussion Off County and Pine Hill Roads

Mr. Turner discussed the location, road configuration, Wall Street connector, and town land. Discussion ensued regarding road connections, and Spruce Pond motion to reconsider.

Mr. Peter Zohdi, Herbert Associates, discussed road configuration, and Pine Hill Road. Discussion ensued Pine Hill gates and bars, Pine Hill Road to Wall Street connection feasibility, County Road, individual wells not community well, road length, additional lots on County Road, corridor study, and cul-de-sac.

Public comment included Ms. Irene Hauzar, 54 N Lowell Road; Mr. Preston Beach, 54 N Lowell Road; Ms. Jessica Fedian, 28 Sheffield Street; Mr. Russ Whitney, 96 N Lowell Road; Mr. Chris Dumont, 1 Pine Hill Road; Mr. Steve Goulas, 22 Sheffield Street; Mr. Stefan Dapergolas, 3 Pine Hill Road; Mr. Gerry Chenelle, 18 Sheffield Street; Mr. Jason Thomas, 13 Jackman Ridge Road; and Mr. Dana Beard, 2 Jackman Ridge Road. Comments included abutters' notification, update of Master Plan dates, condo well in the right-of-way, traffic signal at intersection, N Lowell is a state road, Pine Hill is a town road, wetlands, original plan, road length, Sheffield Road cul-de-sac, adequate wells, water problems in the area, road to industrial park, traffic, trails, not connecting Sheffield, protected wildlife, why not connecting to Jackman Ridge, surveyors stated cutting a deal with the developer, Jackman Ridge road grades, noise from Rt 93, impacts to current residents, bond for potential water problems, and traffic calming.

Mr. Eric Nickerson, developer, discussed not true about cutting a deal, connection is in the Master Plan, second conceptual plan, wetlands impact, options, looking for direction from the Board, water issues, and wells. Mr. Zohdi discussed the plan from the first public discussion, wetlands, cross culverts, and wells. Board discussed adequate proof for water, which plan, condo well location, noise abatement, and trails.

The Board discussed sending the plan out to the Highway Safety Committee, fire department, police department, Conservation Commission (wetlands off Jackman and proposed Butterfield), Historic District Commission, transfer station, highway agent, traffic report (Wall Street impact), hydro-geologist study, Keach-Nordstrom drainage study review, community impacts for schools and tax, municipal concerns of air, water, and noise (Rt 93). Discussion ensued regarding involving the state, and development options. Mr. Kolodziej motioned to continue to September 17. Mr. Doyle seconded. Passed 7-0. Discussion ensued regarding sending out the plans,

Mr. Kolodziej motioned to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned 12:20 am.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted, Nancy Charland