

**PLANNING BOARD MINUTES
SEPTEMBER 17, 2003**

ROLL CALL:

Ross McLeod, Chairman – Present	Wayne Morris, Vice Chairman – Present
Lee Maloney, Secretary – Excused	Walter Kolodziej, Regular Member – Present
Nancy Prendergast, Regular Member – Present	Pam Skinner, Regular Member – Excused
Roy Dennehy, Alternate – Present	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:

▪ Ms. Prendergast motioned to approve the September 3 minutes. Mr. Breton seconded. Passed 4-0; *Mr. Kolodziej joined the Board.*

CORRESPONDENCE:

- Zoning and land use conference flyer;
- River and watershed conference postcard;
- Copy of a letter from the State regarding Windham land;
- Letter from Sanders Shaffer regarding Castle Reach road connections, and a reply letter from Mr. Turner;
- Letter from Woof Woof Professional Dog Services regarding a change of use to the property at 70 Range Road. *Mr. Dennehy joined the Board and replaced Ms. Skinner.* Mr. Ralph Sinclair, owner, discussed doggie daycares including barking and training. Board discussion ensued regarding requiring site plan approval, drive by site, plans required, existing site, lighting, and signage. Mr. Kolodziej motioned for the plan to have site plan review. Mr. Breton seconded. Passed 5-0-1. Mr. Dennehy abstained.

OLD/NEW BUSINESS:

The Board discussed Planning Board joint meeting regarding exit 3 interchange, Clark-family 117 acres, Master Plan RPF, and workshop topics. *Mr. Doyle joined the Board, and Mr. Breton stepped down.*

PUBLIC HEARINGS:

Butterfield Estates – 38 lots (6-C-100, 800, 2000A, 2500, & 2500A) – Public Discussion

Continued

Off County and Pine Hill Roads

Mr. Turner discussed the continuation of the discussion including overall view of the area and Wall Street connection. Mr. Peter Zohdi, Herbert Associates, discussed overall plan, road profile, Pine Hill Road improvements, connection to Wall Street, and Conservation Commission site walk. Discussion ensued regarding Pine Hill Road width, connection to Wall Street, no thru trucking, and connection scheme.

Public comment from Ms. Irene Hauzer, 54 N Lowell Road; Mr. Russ Whitney, 96 N Lowell Road; Ms. Lisa Linowes, 20 Bramley Hill; Mr. Chris DuMont, 1 Pine Hill Road. Topics included well in the right-of-way, hydrologist report, limiting heavy traffic, state maintained road, road length, process, potential traffic light, speed limits, 12% grade, and 22' road.

Mr. Eric Nickerson, developer, discussed subdivision options, road design, and minimum impact. Discussion ensued regarding two ways out for the subdivision, closed drainage, zoning, Rt 93 exit ramp location, wetlands, and Conservation Commission site walk.

Cristy Road Extension – 10 lots (22-R-500) – Public Hearing

Cristy Road

Mr. Warren discussed the subdivision including lots, location, zoning, waivers, and special permits. Staff recommended application for acceptance for public hearing. Mr. Doyle motioned to accept for public hearing subject to granting waiver and special permits. Mr. Dennehy seconded. Passed 6-0.

Mr. Warren discussed 26' wide road, road name spelling, cistern, construction entrance, NH DOT documentation onto state road, silt fence locations, upgrade existing Cristy Road, 20' wide trail right-of-way, 5' path in the right-of-way, proper signage, and Langdon Road intersection safety improvements. No public comment.

Discussion ensued regarding road name spelling, permanent cul-de-sac, department comments, and drainage. Mr. Zohdi discussed drainage. The Board scheduled a site walk for Monday, September 22 at 5:00 pm. Mr. Kolodziej motioned to continue the public hearing to October 1. Mr. Doyle seconded. Passed 6-0.

Armco Flooring Expansion (13-B-74) – Public Discussion

38 Rockingham Road

Mr. Turner discussed the subdivision and site plan include location, state taking part of the property, and building location. No public comment. Mr. Joseph Amara, owner, discussed problems when the state takes a portion of his property. Discussion ensued regarding on site truck circulation, set backs, Harris Road frontage, no septic issues, no cut buffer, pavement, parking, and retail space.

Mr. Doyle motioned to adjourn. Ms. Prendergast seconded. Passed 6-0. Meeting adjourned 9:30 pm.

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

Respectfully submitted, Nancy Charland