

**PLANNING BOARD MINUTES  
JANUARY 21, 2004**

**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 – Present
Roy Dennehy, Alternate – Present	Phil LoChiatto, Alternate – Excused
Bruce Breton, Selectmen – Present	Chris Doyle, Selectmen Alternate – Present

*Mr. McLeod opened the meeting at 7:30 pm. Mr. Dennehy replaced Ms. Maloney.*

**MINUTES:**

- Ms. Prendergast motioned to approve the January 7 minutes. Mr. Dennehy seconded. Passed 7-0.

**CORRESPONDENCE:**

- Letter from Mr. Dennehy regarding violation of condition of approval for Whispering Winds;
- Letter of support for recreational trails program grant application;
- Letter from Barlo Signs regarding the sign at 61 Indian Rock Road. Discussion ensued regarding the sign, property use, and the sign requires a public hearing. Mr. Don Reid, Barlo Signs, discussed the sign and location.

**OLD/NEW BUSINESS:**

The Board discussed the assistant planner position, workshop topics, subdivision and site plan potential changes, impact fees for manufactured homes, and the legality of last evening's meeting. Mr. Tom Case discussed speaking with Attorney Campbell regarding the legality of the meeting. Discussion ensued. Mr. Case stated he would pay the attorney bill.

**PUBLIC HEARINGS:**

**Cider House Subdivision (formerly Fox Farm) (7-B-30 & 8-C-300) – Public Discussion Searles Road**

Mr. Turner discussed the subdivision including location, public discussion purpose, potential 18 lots, phases, open space ownership, setbacks, trails, road grade, and name change.

Mr. Jeff McGaw, SFC Engineering, discussed 18 traditional lot calculations, lot access to lots with business technology district zoning, right-of-way, road width, WWPD, driveway locations, and individual wells and septic. He is looking for guidance regarding access, WWPD, block length, traffic work, engineering review, and off-site improvements.

Mr. Turner discussed access, traffic report, and recommends Keach-Nordstrom drainage review. Discussion ensued regarding lot access, lot use, railroad bed crossing, Board consensus that business technology district to be accessed from Rt 28, access to open space, generous open space, and existing land terrain. Mr. Sam Nassar, applicant, discussed the DOT crossing permit. Mr. McLeod read a letter from the Department of Transportation. Discussion ensued regarding block length. No public comment. Discussion continued with Mr. McGaw and Mr. Nassar regarding drainage, WWPD, cul-de-sac, road length, block length, public pedestrian right-of-way to rail-trail, trail, agriculture use trails, public use, and Board consensus for closed drainage thru to the cul-de-sac.

The Board discussed sending the plan out to Highway Safety, Fire Department, Police Department, Conservation Commission, Historic District Commission, Transfer Station, Highway Agent, Keach-Nordstrom review drainage study, Schools, Assessor, and the Trails Subcommittee.

Discussion continued regarding easement to open space, off-site road improvements, and active recreation.

**Windham Meadows II & Special Permit (19-A-802) – Public Hearing 76 Mammoth Road**

Mr. Peter Zohdi, Herbert Associates, and Attorney Mason discussed whether Mr. Dennehy should recuse himself. Mr. McLeod requested that Mr. Dennehy step down.

Mr. Turner recommended the plans be accepted for public hearing. Ms. Prendergast motioned to open for public hearing. Mr. Morris seconded. Passed 6-0. Mr. Turner continued regarding 58 single-family manufactured units, mobile home zoning district, Board of Health approval needed, buildable area, open space, lot size, frontage, visitor parking, screening and landscaping, unit size, underground utilities, design guidelines, traffic study, lot area indicated on the plan, and approved roads. Discussion ensued regarding modular vs. mobile homes.

Mr. Zohdi discussed Residence C Zoning regarding manufactured housing, upscale panelized home, rural, WWPD district, 50' road and driveway easement, opticom gate, Pennichuck Water, on-site shared septic, open space, parking, density, setbacks, underground utilities, contiguous buildable area, state requirements, lot calculations, and road completion status.

Discussion ensued regarding open space location, private road, hammerhead, road length, hydrants, private driveways, hammerhead regulations, large vehicle access to roads, and landscaping design. Mr. Zohdi stated he would work on the landscaping plan. Discussion ensued regarding landscaping, unit design and colors, Hampton development and directions to the development, 2 bedrooms per unit, 2 car garage, drainage, parking location, 24' wide road, on road parking, area between garage door and street is about 20', additional parking locations, mailboxes, road names, lighting, home owner association, signage, terrain, recreation area, maintenance-free deep-loomed grassed area, wild flower area, and landscaping between units.

Public comment from Ms. Mary Dennehy, 71 Pleasant Street, discussed

condo documents, drainage issues, Whispering Winds has parking issues, snow removal costs, age restrictions, child concerns, floor plans, hammerhead, lighting, no contention between Whispering Winds board and developer, screening recreational vehicles, and reforested area.

Discussion ensued regarding Planning Board authority, District C Section 603.2.1.8 conformance, and mobile home vs. manufactured home. Attorney Mason discussed manufactured homes development set up.

Mr. Morris motioned to continue to February 4 and the applicant will bring the information requested. Mr. Breton seconded. Discussion ensued regarding required parking, snow storage, RV parking, and septic area. Passed 6-0.

Mr. Kolodziej motioned to adjourn. Mr. Breton seconded. Passed 6-0. Meeting adjourned 10:40 pm.

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

Respectfully submitted, Nancy Charland