

PLANNING BOARD & CONSERVATION COMMISSION
SITE-WALK MINUTES
WINDHAM SUPERMARKET AND PINE HILL ROAD EXTENSION
APRIL 3, 2004

ROLL CALL PLANNING BOARD:

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

CONSERVATION COMMISSION:

Dr. Bruce Anderson, Lisa Linowes, Bernie Rouillard, Dennis Senibaldi

DEVELOPER REPRESENTATIVES:

Carl Dubay, MHF Designs; Jeff Cantara, Gove Environmental; Bruce Lewis, Lewis Cos.

OTHER ATTENDEES:

Galen Stearns, Board of Selectmen; Russ Wilder, Citizen; Christy Davis, Citizen

WINDHAM SUPERMARKET

Site walk commenced in the southwest corner of the Windham Park and Ride at 8:15 a.m. It was observed that this property is heavily wooded with small knolls, small wetland areas and rock walls throughout.

Walkers entered the site through its southeast corner, (front corner) at the old route 111 road bed and proceeded in a south westerly direction along a stone wall, where the corner of the supermarket parking area is proposed. Attendees walked along the road bed toward an opening at Indian Rock Rd. Mr. Dubay indicated this area would be an entrance to the supermarket with two 15' aisles that would be right in and right out only. A small vernal pool was observed to the west of this entrance, but its viability as a habitat was questionable because it experiences road salt runoff due to its close proximity to Rt.111 – a 25' buffer will be maintained in this area.

Attendees then proceeded along the property line and proposed access aisle in a counter clockwise direction to the front corner of the proposed building where Mr. Dubay indicated where the water utility building would be constructed. A larger wetland area to the west of the utility building was observed. Attendees then proceeded to the rear of the proposed building where loading docks and Mr. Dubay indicated the road would be raised 2 – 10' would be built then back out to the side of the building and exiting the property east. Site walk ended at approximately 9:20 am.

PINE HILL ROAD EXT.

Attendees: Lee Maloney, Nancy Prendergast, Walter Kolodziej, Bruce Bretton, Pam Skinner, Chris Doyle, Lisa Linowes, Bruce Anderson, Dennis Senibaldi,

Developer Representatives: Eric Nickerson, Developer; Peter Zohdi- Architect

Site walk commenced at the cul-de-sac on Sheffield Road at approximately 9:45 am. Attendees walked along on a 12' wide road bed situated between Town land and a stone wall which marked one side of road for the proposed extension to Pine Hill Road. Road grade on bed is approximately 12% to a small wetland crossing. Walkers then turned back to follow the road bed east toward I93. Road bed was bordered on the north side by a stone wall. Traffic on I93 was visible. Walkers then returned to cul-de-sac to retrieve vehicles to drive to Pine Hill Road. Attendees walked Pine Hill Road from proposed point of extension along wetland area to small wetland crossing previously visited from immediately previous site walk. Site walk ended at approximately 11:15 am.

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

Respectfully submitted,
Lee Maloney, Chairman