

PLANNING BOARD MINUTES
AUGUST 18, 2004

ROLL CALL:

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

Ms. Maloney opened the meeting at 7:30 pm. Mr. LoChiatto replaced Ms. Skinner.

MINUTES:

- Mr. Kolodziej motioned to approve the August 4 minutes as amended. Ms. Prendergast seconded. Passed 6-0-1. Ms. Maloney abstained.

CORRESPONDENCE:

- Letter from Barlow sign regarding Oasis gas and mini mart sign permit request. Barlow Sign representative discussed the sign. Discussion ensued. The sign did not meet requirements;
- Two requests for building permits on private roads: 1) 21 Sawtelle Road. Mr. McLeod motioned to inform the Selectmen that the Planning Board would like to have the Selectmen request the applicant to provide a plan for emergency vehicle access during construction, a plan for material staging, the ability to maintain a through travel way, and obtain comments from the police and fire departments. Mr. LoChiatto seconded. Passed 6-0-1. Mr. Breton abstained; and 2) 1 Searles Road. Mr. McLeod motioned to inform the Selectmen that the Planning Board would like to have the Selectmen request the applicant to provide a plan for emergency vehicle access during construction, the ability to maintain a through travel way, a plan for material staging, obtain comments from the police and fire departments, and no vehicles to park along Searles and Range Roads. Ms. Prendergast seconded. Passed 6-0-1. Mr. Breton abstained;
- Letter from HSWY Real Estate Trust regarding the Lexington Road bond. Issue has been resolved;
- Invoice from Taintor and Associates, Inc. Mr. Kolodziej motioned to approve the payment of the bill as stated. Mr. LoChiatto seconded. Passed 7-0;
- Letter from Herbert Associates regarding Gov Dinsmore Road. Mr. Peter Zohdi, Herbert Associates, discussed the situation with the Board. Mr. LoChiatto motioned to consider as a minor change, applicant to work with the staff to site the road as staff deems best using best engineering practices working to minimized the disturbance to the existing stonewalls and erosion. Mr. Kolodziej seconded. Passed 7-0;
- Letter from Kerry and Mabel Brown regarding Gov Dinsmore Rd expansion;
- Sign permit request from Golden Crane. Mr. Dennehy motioned to approve the sign permit as requested by the applicant as “Martial Arts.” Mr. Breton seconded. Passed 7-0;
- Sign permit request from Nextel. Staff will speak to the applicant;
- Sign permit request from Ozzy’s Pizza. Staff will speak to the applicant about reversing the colors;
- Letter from Foster Ball regarding 10 Industrial Drive, lot 13-A-195. Mr. Turner explained the change to the former site plan approval. Discussion ensued. Mr. Zohdi discussed the change. The Board consensus was for the applicant to come before the Board with a conceptual plan;
- Site Plan Checklist and Subdivision Checklist forms for Planning Board review;
- Letters regarding Lamplighter Village erosion: 1) Conservation Commission; 2) Ms. Way; and 3) NH Department of Environmental Services;
- Invitation from the Boys and Girls Club of Salem;
- Newspaper article titled “Amitron buy hints at tech rebound in Salem, NH”;
- Memo from RPC regarding planning assistance grants;
- Letter regarding the LGC municipal volunteer awards.

ROAD BONDS:

- Castle Reach Subdivision new bonds: Cardiff Road, \$327,552. Mr. McLeod motioned to accept the bond. Mr. Kolodziej seconded. Passed 7-0;
- Edinburg Road, \$348,435.60. Mr. Kolodziej motioned to accept the bond. Mr. LoChiatto seconded. Passed 7-0;
- Leeds Road, \$121,938. Mr. Kolodziej motioned to accept the bond. Mr. LoChiatto seconded. Passed 7-0;
- Ludlow Road, \$175,116. Mr. Kolodziej motioned to accept the bond. Mr. LoChiatto seconded. Passed 7-0;

OLD BUSINESS:

Discussion ensued regarding next week's workshop agenda items, September 22 Master Plan Recreation meeting, and Carr Landscaping update.

NEW BUSINESS

Resignation letter from Mr. Dennehy. Mr. Breton motioned to accept his resignation. Mr. Kolodziej seconded. Passed 6-0-1. Mr. Dennehy abstained. Mr. McLeod motioned to appoint Mr. LoChiatto to fill Mr. Dennehy's seat, effective September 1 and good until the next general election in March 2005, at which point the 2-year balance of the seat's term will be up for election. Mr. Breton seconded. Passed 6-0-1. Mr. LoChiatto abstained.

Discussion ensued regarding CIP meetings on September 2, 16, 30, and CIP members.

LIASON REPORT:

Selectmen: Mr. Breton discussed August 23 meeting regarding impact fees, senate bill 414 Griffin Park beautification program and bench purchase program, and a rules and regulations meeting for Griffin Park. *Mr. McLeod left the meeting.*

PUBLIC HEARINGS:

Goodhue Road Subdivision – 2 lots (8-B-5700) – Public Discussion

61 Goodhue Road

Mr. Turner discussed the plan including town boundary, zoning variance, wetlands and WWPD areas, and neighbor concerns regarding erosion and salt contamination. Discussion ensued regarding location. Mr. Zohdi asked to send the plan for department review. Discussion ensued regarding existing home, abutter concerns, driveway length, bridges, paved driveway, driveway location, and driveway width.

Public comment from Ms. Nancy Craddock, 67 Goodhue Rd, Derry; and Mr. John Raymond, 69 Goodhue Rd, Derry; concerns included driveway too close to neighbor's well, questioned Board about any negative impacts, and drainage. Discussion ensued regarding salt impacts, driveway location, and drainage.

The Board discussion sending the plan out for department comment to Highway Safety Committee, police department, fire department, Conservation Commission, highway agent, and drainage review by Keach-Nordstrom.

Harvey Special Permit (14-B-3004) – Public Hearing

73 Castle Hill Road

Ms. Way discussed the special permit to drill a well in the Wetlands Watershed Protection District including, location, well installed last year, the applicant did not realize that a special permit was needed, WWPD has been delineated and silt fencing installed, and the site is restored and stabilized. Discussion ensued regarding location, no unnecessary disturbances, no staff issues, and well drilled last year. Mr. Kolodziej motioned to accept the plan for public hearing. Ms. Prendergast seconded. Passed 6-0. Mr. Kolodziej motioned to grant the special permit with water-tight well cap. Mr. LoChiatto seconded. Passed 6-0.

61 Indian Rock Road Site Plan (11-C-425) – Public Discussion

61 Indian Rock Road

Mr. Turner discussed the redevelopment of the site, proposed 40,000 sq. ft. office building, entrances, three stories, and need sprinkler system. Discussion ensued regarding Rt 111 relocation goes through the building, building use, sign, building height, and site the building to minimize height. Mr. Mark Gross, MHF Design Consultants, discussed Mr. Mesiti moving his business to this site, would use most of the building, glass and brick structure, will bring photos of current building, phasing, building location, and DOT discussions. Discussion ensued regarding the look of the building, building height, roof, paved areas, office space only, parking, elevators, and building shape.

Mr. Kolodziej motioned to continue to September 15 at 8:00 pm and applicant to bring back information regarding architecture (perspective), initial elevations, photos, and shapes. Mr. LoChiatto seconded. Passed 6-0.

Mr. Kolodziej motioned to adjourn. Mr. LoChiatto seconded. Passed 6-0. Meeting adjourned 10:08 pm. Passed 6-0.

These minutes are in draft form and have not been submitted for approval.
Respectfully submitted, Nancy Charland