

**PLANNING BOARD MINUTES
OCTOBER 06, 2004**

ROLL CALL:

Lee Maloney, Chairman – Present
Ross McLeod, Secretary – Present
Phil LoChiatto, Regular Member – Present
Bruce Breton, Selectmen – Present

Nancy Prendergast, Vice Chairman – Present
Walter Kolodziej, Regular Member – Excused
Pam Skinner, Regular Member – Excused
Chris Doyle, Selectmen Alternate – Excused

STAFF:

Al Turner, Director of Planning and Development – Present
Rebecca Way, Town Planner – Present

Ms. Maloney opened the meeting at 7:35 pm.

MINUTES:

- Mr. Breton motioned to approve the September 29 minutes. Mr. LoChiatto seconded. Passed 5:0.

CORRESPONDENCE:

- Letter from Attorney Mason concerning 150 Haverhill Road.
- Request for building permit on Class VI and Private Road, 35 Turtle Rock Road. Input from Mr. Quaglietta, 35 Turtle Rock Road. Motion by Mr. McLeod 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, and obtain comments from the Police and Fire Departments. Second by Mr. LoChiatto. Passed 4:0:1; Mr. Breton abstained.
- Request for building permit on Class VI and Private Road, 38 Fletcher. Motion by Mr. McLeod 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 and obtain comments from the Police and Fire Departments. Second by Mrs. Prendergast. Passed 4:0:1; Mr. Breton abstained.
- Request for building permit on Class VI and Private Road, 33 Sawtelle Road. More information to be requested.
- Proposed sign for 98 Indian Rock Road, Hawaiian Heat Tanning. Motion by Mr. McLeod to waive site plan review, in consideration of the dark background, and approve the proposed Option A as requested, recognizing that the sign conforms to all regulations and the dimensions are actually 30 inches by 73 inches; Option B may be substituted for Option A. Mr. Breton seconded. Passed 5:0.
- Sign application for 29 Indian Rock Road. Requested information still pending.
- Letter from Attorney Campbell regarding Davis Estate, Harris Road.
- Confidential letter from Attorney Campbell regarding Impact Fees/Response Times.
- Letter from Phyllis Irvin, President Whispering Winds Adult Community, concerning their site plan and van.
- Letter from staff concerning the Sheffield Road water system.
- Newsletter from NHDES – “The Source”.
- Proposal request from NHDES for 2005 Watershed Assistance Grants, and the Watershed Approach Pilot Program.
- Invoice from Taintor & Associates for Master Plan work completed to date. Motion by Mr. McLeod to approve the October 1st, 2004 invoice, Invoice #4. Seconded by Mr. LoChiatto. Passed 5:0.
- Letter from Mr. Dinsmore concerning Waters Edge Public Hearing. Motion by Mr. McLeod to accept Mr. Dinsmore’s request and move his Public Hearing for 115 Indian Rock Road, Waters Edge, to October 20th, 2004 at 8:00 pm. Seconded by Mrs. Prendergast. Passed 5:0.

PUBLIC MATTERS:

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

61 Indian Rock Road

Discussion: Mark Gross, MHF Design: overview; parking spaces; Route 111; elevations; architectural features; brick; banding; atrium; entrances. Discussion: drainage; stormwater management; Cobbetts Pond watershed; building height; irrigation; window glass; visual impact from Route 111; cornice; traffic, parking; number of employees; occupancy of building. Checklist completed.

Husak Special Permit (19-B-2019) – Public Hearing

15 Lancaster Road

Ms. Way provided an overview; plans are complete. Motion by Mr. McLeod to accept the plan for public hearing. Second by Mr. LoChiatto. Passed 5:0. Discussion: Mr. Zohdi, Herbert Associates: variances; square footage; WWPD impacts; construction needs; ZBA.

Motion by Mr. McLeod to continue to November 3rd, 2004 at 8:00 pm so that the Planning Board can be presented with a construction sequence and proposed WWPD/wetlands protections from the construction, consistent with the variance granted and the Special Permit ordinance language. Seconded by Mr. Breton. Passed 3:2; Mr. LoChiatto and Mrs. Prendergast opposed.

Johnson Street Open Space Subdivision (22-B-12) – Public Discussion

15 Johnson Street

Discussion: Ms. Way provided an overview. Kurt Meisner, Meisner-Brem Corporation: conventional versus open space plans; driveways; buffer to I-93; Canobie Lake access point(s); critical sound areas; WWPD/wetlands need to be identified. Public input: Craig Johnson, Johnson Street: water quality. Discussion: water quality baseline tests; notification to Salem Health Dept. Checklist complete.

Mr. McLeod motioned to adjourn. Mrs. Prendergast seconded. Passed 5:0. Meeting adjourned at 10:25 pm.

These minutes are in draft form and have not yet been reviewed and approved.
Respectfully submitted, Ross McLeod