

**PLANNING BOARD MINUTES**  
**February 16, 2005**

**ROLL CALL:**

Lee Maloney, Chairman – Present  
Ross McLeod, Secretary – Present  
Phil LoChiatto, Regular Member – Present  
Ruth-Ellen Post, Alternate – Present  
Chris Doyle, Selectmen Alternate – Excused

Nancy Prendergast, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Present  
Pam Skinner, Regular Member – Present  
Bruce Breton, Selectmen – Present

**STAFF:**

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

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

**MINUTES:**

- Ms. Prendergast motioned to approve the January 19 minutes as amended. Ms. Post seconded. Passed 7-0;
- Ms. Prendergast motioned to approve the January 18 minutes as amended. Mr. Breton seconded. Passed 7-0;
- Ms. Prendergast motioned to approve the January 4 minutes. Mr. Kolodziej seconded. Passed 7-0.

**ROAD BONDS:**

- Northland Road, reduction of \$390,737 with \$88,734 remaining. Mr. Kolodziej motioned to approve. Mr. LoChiatto seconded. Passed 6-0-1. Ms. Post abstained.

**CORRESPONDENCE:**

- Site plan regulations waiver request from Verizon regarding their cables and facilities off Lamson Road. Mr. Turner: they have already met with the Selectmen, location. Mr. Glen Mills, Verizon: showed photos, agreed to evergreen screen. Discussion: building design choices, easement, screening, paved 12' access driveway, property lines, no disturbance to residents, noise, public hearing. Mr. Breton motioned to motion to have a public discussion. Ms. Post seconded. Passed 7-0. Selectmen preferred brick building with pitched roof.
- CD and letter from NH Housing called “Housing Solutions for New Hampshire”;
- 12<sup>th</sup> Annual Spring Planning Conference notice;
- 2005 Regional Diners notice;
- Orchid Magic notice;
- February 14 news article regarding NH shoreland enforcement issues.

**OLD/NEW BUSINESS:**

Discussion: Master Plan calendar, e-mail from Paul Keller regarding the Master Plan, March 9 Master Plan workshop.

**LIASION REPORTS:**

Mr. Breton, Selectmen: Mr. Jim Dadonna is the employee of the year, Charlie McMahon is the volunteer of the year, thanked Ms. Maloney for her years of service.

Ms. Skinner, Conservation Commission: recently purchased property on Route 28 84-acres Cyr property.

**PUBLIC MATTERS:**

**Clarke Farm South – 38 lots (14-B-100) – Public Discussion**

**Rt 111 and Faith Road**

Ms. Way: lots, location, three proposals, wetlands, road length, development issues, traffic, driveway access points onto Rt 111, Discussion: wetlands, open space plan, loop road, Ms. Maloney read the

department comments.

Mr. Peter Zohdi, Herbert Associates, discussed the plans that were sent out for comments, submitted plans, road options, 29 lots, wetland, access, road length,

Mr. Turner: road length maximum, trail. Discussion: combining the plans, curb cuts, road length, open space, cuts on Faith Road, driveway access points, road system, potential traffic light. Scattered and premature development was discussed as to effect of development across the street. Mr. Zohdi stated that his client is not interested in an open space development.

Public comment Gary Curtis, 1 Faith Road; Mr. Peter Kachavos, 11 Faith Road; Ms. Sue Malinowski, 10 Faith Road; Mr. Jim Bostic, 2 Faith Road; Mr. Mike Malinowski, 10 Faith Road; Mr. Jeff Littlefield, 8 Faith Road; Ms. Lisa Linowes, 20 Bramley Hill Road; Mr. Lou Zachas, 22 Faith Road. Comments: traffic impact to Faith Road, man-made wetlands, need access off Rt 111, 100% access off Rt 111, premature, wetlands, wildlife, site walk, line of sight issues, liability issues, no access to Faith Road, one lane road in or out, emergency access, traffic counts done at a down time, property value impacts, build away from the wetlands, access off existing road, reduce roadway, not scattered and premature, children safety.

Discussion: police department traffic counter numbers, u-shaped development away from Faith Road, Mr. Zohdi to stake the site, site walk.

Mr. Kolodziej motioned to continue to the March 16 meeting at 8:00 pm. Ms. Prendergast seconded. Mr. Kolodziej amended his motion to include a site walk on March 12 at 9:00 am. Ms. Prendergast seconded. Passed 7-0. Conservation Commission to be invited to the site walk.

*Ms. Prendergast left the Board, and Mr. McLeod joined the Board.*

Mr. Breton motioned to amend the minutes of January 19 to include Mr. Doyle present but not seated. Mr. Lochiatto seconded. Passed 7-0.

Mr. McLeod motioned to continue Butterfield Subdivision to March 2 at 8:00 pm. Mr. Kolodziej seconded. Passed 7-0.

### **Higgins Special Permit (25-R-17,500) – Public Hearing**

#### **Off Fletcher Road**

Ms. Way: install residential underground utility line through the WWPD, location, driveway off Fletcher Road, application is complete, length, erosion controls needed, restored to natural state after, trench width. Mr. McLeod motioned to accept for public hearing. Mr. Breton seconded. Passed 7-0. Discussion: wetland crossing, driveway length, existing transformer on the property.

Mr. Dan Flores, SFC Engineering: transformer placed on their property by accident, 500' to the house, minor impact. Discussion: soils, 3' depth, area cleared, driveway already cleared, 12 acre lot. Mr. Turner: restore to natural vegetation, staff will monitor site during home building. No public comment.

Mr. Kolodziej motioned to approve the Special Permit to include staff recommendations: 1) Silt fencing or other appropriate erosion control measures should be installed on either side of the proposed impact to protect the WWPD and the wetland, and the applicant should have Town Staff inspect the erosion control measures prior to the start of construction; 2) All disturbed areas should be restored to a natural state with the appropriate seed mix; and 3) All state and federal approvals should be received prior to construction. Ms. Post seconded. Passed 6-1. Mr. McLeod opposed.

### **Forty Acres Subdivision – 3 lots (8-B-3000) – Public Discussion**

#### **Rockingham and Libbey Roads**

Mr. Turner: location, wetlands, access, easement, town lands. Discussion: merger agreement. Mr. Zohdi: previous meetings, plan for land, wetlands. Discussion: connects to town land, Conservation Commission interest in land.

Public comment from Mr. Dennis Senibaldi, 20 Partridge Road; Ms. Linowes: Conservation Commission purchase and potential purchase, asked for support, read from appraisal, in favor of the subdivision, has Conservation Commission support.

Discussion: purchased for less than the appraised value, not necessary to send for engineering review, checklist not needed.

**Lake View Farm Subdivision and Site Plan – 2 lots (17-I-200) – Public Hearing  
92 & 94 Range Road**

Ms. Way: subdivision, location, subdivide farmhouse off the lot, remainder used for the elderly housing, acreage, frontage, waiver.

Mr. Joseph Maynard, Benchmark Engineering: two part application. Discussion: housing, Mr. Kolodziej motioned to accept for public hearing. Mr. McLeod seconded. Passed 7-0.

Discussion: application process, hearing process, hear subdivision this evening, move site plan. Mr. McLeod motioned to move the site plan to March 2. Mr. LoChiatto seconded. Passed 7-0.

Public input from Mr. Mike Nakitas, 17 Bella Vista Road: buffer. Discussion: frontage, lot size, farmhouse has 9 bedrooms in 3 units, natural stonewalls, Walkey Road,

Public input from Mr. James Crisis: disturbed stonewalls, natural buffer diluted, drainage ditch on his property, turned down golf course. Discussion: selective restoration. No public input regarding the subdivision.

Mr. McLeod motioned to approve the waiver of Subdivision Regulation Section 701.1, since a CD with the required information will be submitted as a condition of approval should the application be approved. Mr. Kolodziej seconded. Passed 7-0.

Mr. McLeod motioned to approve the subdivision subject to staff recommendations dated February 16, 2005: 1) All state and federal approvals shall be received prior to the start of construction; 2) All boundary markers labeled “to be set” should be installed as a condition of approval; and 3) Final plans and supporting documents should be Pdf format on a CD as required by Section 701.1 of the Subdivisions Regulations. Mr. LoChiatto seconded. Passed 7-0.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 10:45 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Nancy Charland