

PLANNING BOARD MINUTES

June 1, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Excused
Phil LoChiatto, Regular Member – Present
Bruce Breton, Selectmen Member – Present

Ross McLeod, Vice Chairman – Present
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Present
Margaret Crisler, Selectmen Alternate – Excused

STAFF:

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

Ms. Prendergast opened the meeting at 7:30 pm.

MINUTES:

- Mr. Breton motioned to approve the May 25 minutes as amended. Mr. LoChiatto seconded. Passed 5-0-1. Mr. Kolodziej abstained.

ROAD BOND:

- Pawtucket Road, new bond, \$39,166.32. Mr. McLeod motioned to accept the bond. Mr. LoChiatto seconded. Passed 5-0-1. Mr. Breton abstained.

CORRESPONDENCE:

- Letter from Steven Griffis regarding interest in becoming a Planning Board alternate. Mr. Turner will invite him to the next workshop;
- Confidential legal communication from Attorney Campbell regarding lot mergers;
- Voluntary Lot Merger for lots 17-L-30 and 17-L-75A, Horseshoe Road. Ms. Wanda Koch discussed the right-of-way ownership. Mr. McLeod motioned to approve the lot merger to be known as 17-L-35A. Mr. Breton seconded. Passed 5-1-0. Mr. Kolodziej opposed;
- Voluntary Lot Merger for lots 16-C-20 and 16-C-21, 15 Ash Street and 11 Shady Lane Road. Mr. McLeod motioned to approve the lot merger to be known as 16-C-21. Mr. Breton seconded. Passed 6-0;
- Letter from Benchmark Engineering regarding 90 Indian Rock Road water system. Mr. Joseph Maynard, Benchmark Engineering: Change of conditions of the original approval. Discussion: Individual wells, radius, septic, existing wells. Mr. McLeod motioned to approve the applicants request to drill three additional wells for the purpose of individual home water service for the five homes on site in lieu of community well on the site. Mr. Kolodziej seconded. Passed 5-0-1. Mr. LoChiatto abstained;
- 2005 Local Official Workshops flyer;
- Local Government Center publications catalog flyer;
- 2005 RPC Annual Meeting invitation.

LIASION REPORT:

Mr. Breton: BOS will be meeting with Pennichuck regarding water on West Shore Road.

Discussion: Agenda items and order. Ms. McLeod motioned to move High Pointe East Open Space Subdivision, Kahuna Site Plan, and Jarosky Special Permit to June 15 at 8:00 pm. Mr. Breton seconded. Passed 6-0.

PUBLIC MATTERS:

Lake View Farm Site Plan Access – Public Hearing 92 Range Road, lot 17-I-200

Mr. Turner: Plan back before the Board for an amendment to the approved plan, hammerhead, plan is complete. Mr. McLeod motioned to reopen the public hearing. Mr. Kolodziej seconded. Passed 6-0. Mr. Turner: Location, Walkey Road, second connector, hammerhead, department comments, options. Discussion: Access while under construction. Mr. Joseph Maynard: Temporary access roads. Ms. Prendergast read letter from the: 1) fire department; 2) Conservation Commission; 3) Highway Safety

Committee; 4) police department. Mr. Maynard discussed the Selectmen's meeting, decisions.
Discussion: Town meeting, gated access.

Public comment from: Mr. Edwin Walkey, 22 Walkey Road: Doesn't want to pass 24 houses to get out to the road, should get approval for second access.

Discussion: Only access is before the Board, options, road length, want second access, improved access for Walkey Road residents, gate, hammerhead.

Mr. Kolodziej motioned to approve the site plan with the following conditions: 1) Applicant seeks to obtain approval at the March 2006 Town Meeting for second connection of Harvest Road to Armstrong Road; 2) Construction will be at the applicant's expense; 3) Should that fail, the plan can be built as presented with the hammerhead; 4) Applicant to construct a secondary road for residents of Walkey Road to travel while road is under construction. Mr. McLeod seconded. Passed 6-0.

Mr. LoChiato motioned to move Great Mountain View discussion after Millstone Place as per the applicant's request. Mr. McLeod seconded. Passed 4-2. Mr. Kolodziej and Mr. Breton opposed.

Millstone Place Site Plan – Public Hearing **127 Rockingham Road, lot 3-B-200**

Mr. McLeod motioned to reopen the public hearing. Mr. Breton seconded. Passed 6-0. Mr. Turner: Need to review waivers, reviews done, concerns, uses, sidewalks, signs, parking calculations, buffer requirement, waivers, staff recommendations, intersection, widen road, island, line-of-sight, shared photos of the intersection. Discussion: Island, access, Rt 28 overlay district.

Mr. Joseph Maynard, Benchmark Engineering: Access, overlay district. Discussion: Rt 28 traffic will worsen during Rt 93 construction, access, neighborhood business, access management overlay, difficult intersection, full Rt 28 access, Flat Rock Road access, additional development, line-of-sight study, outstanding issues from last meeting, anti-sprawl.

Mr. Frank Walsh, 7 Flat Rock; Mr. Rocco Scionti, 11 Hadleigh Wood Road; Ms. Mildred Mathews, 25 Flat Rock Road; Mr. Don Messier, fire chief; Ms. Shirley Mienelt, 21 Flat Rock Road: Petition against Flat Rock Road access, newspaper article says it will be a professional building, can walk to the building, signage, road safety, doesn't need sidewalks without access, parking on Flat Rock Road for the professional building, litter, Rt 28 access, access from other end of Flat Rock Road, traffic entrance concern, full Rt 28 access, one-way access only for Flat Rock Road, accidents, lessening home values, Discussion: Office building traffic vs. restaurant traffic numbers, traffic study, sprawl, who does the business serve, one-way access, signage, traffic engineer input, access to the back side, sign location, move full access points, sensitivity analysis, variance.

Mr. Breton motioned to continue to June 15 for the purpose to hear from the traffic engineer regarding: 1) Access from Hadleigh Woods and Route 28; 2) Concern for paper service restaurant for the site which was not included in the traffic study; 3) Full access with no access of Flat Rock Road; and 4) Full access with one way access of Flat Rock Road. Mr. McLeod seconded. Passed 5-0-1. Mr. Kolodziej opposed.

Mr. McLeod motioned to move Castle Reach to the June 15 meeting. Mr. LoChiato seconded. Passed 6-0.

Great Mountain View Estates Subdivision – 44 lots – Public Discussion **Ryan Farm Road, lot 24-F-30, 45, 600, 700, 850, 910**

Ms. Way: Continuation of discussion, location, connector to Field Road, previous meeting concerns, department comments.

Mr. Karl Dubay, MHF Design: Site walk did not have a quorum, wetlands delineation, wetland impact, distributed an updated plan, sight distance, very little cuts and fills, stormwater treatment, connect town parcels with trails, will map out with trails committee.

Mr. Jim Gove, Gove Environmental Services: Reviewed a letter from the NH Fish and Game, Conservation Commission, does the Planning Board want the road to connect through, culverts, sediment and erosion controls, maintain natural vegetation, vernal pools, threatened species, habitat

study to include eastern box turtle, applicant is prepared to follow the direction the Fish and Game has asked for.

Ms. Prendergast read a letter from: 1) Conservation Commission; 2) Highway Safety Committee; 3) police department; 4) transfer station; 5) fire department.

Discussion: Loop road, road connection options, previous meetings.

Mr. Dan MacRitchie, owner: Previous plans, problems trying to connect to Shelly Road, progression of the project. Discussion: Mr. Everett Ryan's input, road length, how much cut at the power lines.

Public comment from Mr. Bernie Rouillard, Conservation Commission member; Ms. Lisa Linowes, Conservation Commission: 600-700' of work needs in the WWPD, loop road, 1200' of WWPD impact, property already has access to an upland, road profile, no road decision was made at the 2004 meeting, road cuts, habitat impact, independent drainage review, consider Shelly Drive and Talent Road exits, lot issues with home and driveway locations.

Mr. Dubay responded to comments. Mr. MacRitchie: Field Road cuts are significantly easier than Shelly Drive. Discussion: Concrete information to the Board about the connections, ask Pelham where they'd like the connection.

Mr. Don Messier, fire chief, Highway Safety Committee: Applicant has addressed everyone's concerns, supports plan as presented.

Public comment continued with Ms. Linowes, Conservation Commission; Mr. Jim Finn, Conservation Commission Chairman; Mr. Jay Koutavas, 15 Field Road: Pelham right-of-way, Shelly Drive is a modern Road and a safety road, protection of WWPD, connection without creating havoc, loop road, impacts, traffic study.

Discussion: Send plan to Pelham and Rockingham Planning Commission, independent traffic engineer, drainage systems, multiple reviews, road connection options, continue the meeting, Trails Committee site walk on June 12, send plans to Pelham, loop road, waivers needed for loop road. Mr. Kolodziej motioned to continue the discussion to June 15. Mr. LoChiatto seconded. Passed 6-0.

Discussion: Traffic engineer report for Millstone to include just a Flat Rock Road only access.

Mr. Kolodziej motioned to adjourn. Mr. Breton seconded. Passed 6-0. Meeting adjourned at 12:00 am.

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

Respectfully submitted, Nancy Charland