

PLANNING BOARD MINUTES

July 20, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Excused
Steven Griffis, Alternate – Present
Margaret Crisler, Selectmen – Present

Ross McLeod, Vice Chairman – Present
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Present
Rick Okerman, Alternate – Excused
Alan Carpenter, Selectmen Alternate – Present but not seated

STAFF:

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

Ms. Prendergast opened the meeting at 7:30 pm. Mr. Steven Griffis replaced Mr. LoChiatto.

Mr. McLeod motioned to postpone the interview of Chris Doyle for an alternate position as requested to August 3 at 7:30 pm. Mrs. Crisler seconded. Passed 6-0.

MINUTES:

- Mr. McLeod motioned to approve the July 13 minutes. Mr. Kolodziej seconded. Passed 6-0.

CORRESPONDENCE:

- Memo from David Sullivan regarding an invitation to W&E water system meeting on August 15;
- Letter from NH DES regarding W&E Public Drinking water system;
- Letter from Pennichuck regarding minor site plan revision to West Shore Road water system. Mr. Don Ware: Pennichuck: Treatment systems. Discussion: Monitoring, short-term vs. long-term solution, does not affect residents, brine goes to Merrimack Waste Water Treatment, permits required, regulations. Mr. Alan Carpenter, Selectmen alternate: Time frame of conditions, sooner to address the better. Discussion: Move outside the WWPD, staff review, abutter notification, potential damage. Mrs. Crisler motioned to: 1) Allow the applicant to install all holding tanks as shown, subject to review and recommendations by staff regarding the relocation of the tank outside the WWPD; 2) Applicant will file revised site plan showing changes, if any; and 3) Applicant directed to find permanent solution and file new application within 2 years; and 4) 6" of loam to be used. Mr. Kolodziej seconded. Mr. Kolodziej seconded. Passed 5-1. Mr. McLeod opposed;
- Letter from Cingular regarding lease of space for wireless communication facility;
- 2005 Fall Planning and Zoning Conference notice.

OLD/NEW BUSINESS:

Interview of potential alternate member, Chris Doyle, rescheduled to Aug 3 at 7:30 pm; CIP dates.

LIASION REPORTS:

Board of Selectmen: New committee to meet with DOT to discuss Rt 93 and Rt 111, moving historic buildings, planning meetings with the Planning Board on September 28, workshop with Selectmen and Conservation Commission September 14.

Mr. Kolodziej motioned to move Cyr Lumber Site Plan, 46 Lowell Road Site Plan, and Granite State Small Animals and Exotics Hospital to August 3. Mr. McLeod seconded. Passed 6-0. *Ms. Skinner joined the Board.*

PUBLIC MATTERS:

Spruce Pond II Open Space Subdivision – 89 lots – Public Discussion **Off Rockingham Road, lots 3-B-800, 890 & 900**

Ms. Way: Lots, open-space, road connection, roads, 9000' of new road, waiting to hear from Derry for a joint meeting, more complete plan needs to be sent out for department comments.

Mr. Joseph Maynard, Benchmark Engineering: Connection to Derry, Derry's issue is traffic, opticom gate, other development road length connections, block lengths. Discussion: Derry Planning Staff needs more

formal plan, traffic issues, Hopkins Road, other options, applicant willing to do 12 lots per year as phasing, gated barrier, letter from the Chairman to Derry Planning Board, phasing, wetlands crossing, future.

Mr. Brian Harvey, H&B Homes: Chief Messier's concerns, second access with gate better than single access only.

Police Chief Gerry Lewis: Emergency response, access, full ungated access is ideal, opticoms work great.

Discussion: Seasonal emergency access road, universal opticom systems, Selectmen input, studies completed. Mrs. Crisler motioned to direct the applicant that they may begin drilling wells, subject to review and monitoring by staff. Mr. Kolodziej seconded. Passed 7-0. Several Board members are basically satisfied with block length issue and WWPDP issue.

Mrs. Crisler motioned to continue the meeting to August 17. Mr. Kolodziej seconded. Passed 7-0. Mr. Maynard asked for support for Hopkins Road connection. Mr. McLeod motioned that the Planning Board supports the applicant's request to the Selectmen to upgrade Hopkins Road from Class VI to Class V. Mr. Kolodziej seconded. Passed 4-1-2. Ms. Skinner opposed. Mrs. Crisler and Mr. Griffis abstained.

Discussion: We need to hear from BOS about Hopkins Road, we need to meet with Derry regarding gated road, and need decision on wells.

Mr. Kolodziej motioned to move Waterhouse Site Plan to August 3. Mr. McLeod seconded. Passed 7-0.

Clarke Farm South Open-Space Subdivision – 34 lots – Public Discussion **137 Haverhill Road, lots 14-B-100**

Mr. Turner: Lots, location, before the Board previously, open space area, developed areas, traffic study recommendations, development issues, open space, trails, left-turn lane from Rt 111, traffic calming, lot sizing, wells, development across the street. Discussion: Separate parcel from across the street, round-about.

Mr. Peter Zohdi, Herbert Associates: Round-about, connection to Rt 111, cul-de-sac length. Ms. Prendergast read correspondence from: 1) Conservation Commission, 2) Mr. Lewis Zachas, 22 Faith Road.

Mr. Robert Lyford, CLD Engineering: Summarize traffic report, entrance on Faith Road, Discussion: Round-about, speeding traffic, line-of-sight.

Mr. Zohdi: Faith Road history, access, sight distance. Discussion: Portion of Clarke Farm North may be offered to meet open space requirements on Clarke Farm South, if legalities permit. Mr. Eric Nickerson, owner: Land supports 37 lots, future of lot across the street, connections, open space easements. Discussion: Open space location.

Public comment from Ms. Sue Melankowski, 10 Faith Road; Mr. Mike Melankowski, 10 Faith Road; Mr. Jeff Littlefield, 8 Faith Road; Ms. Diane Howard, 4 Ridgemont Road: Concerns: Traffic study confusion, traffic resolution, high school, open space across the street, archeology study, well and foundation integrated, traffic engineer works for Mr. Nickerson, who double checks the survey, land locked, property across the street, traffic, speed, emergency response, access, lot sizing, second access point, construction access, left turn access lane, local road usage, round-about safety with snow on the perimeter, one-way entrance option, Rt 111 speed limits.

Mr. Lyford and Mr. Zohdi responded to the public comment: Clarified the traffic charts; addressed traffic issues from the study, pre-blast inspection, Rt 111 access. Discussion: Sight distance, conflict points, Faith Road traffic, Rt 111 connection. Mr. Kolodziej motioned to move Vessali Subdivision and MHB Subdivision to Aug 3. Mr. McLeod seconded. Passed 7-0.

Public comment continued: Mr. Jim Finn, Conservation Commission Chairman; Ms. Lisa Linowes, Conservation Commission Member; Mr. Littlefield; Mr. Melankowski: 800' access point, conservation impacts, no access from Rt 111, density, access, intersection safety, dredge and fills, manmade wetlands, wildlife, life safety issue, what happens to open space. Discussion: Well recharge area,

wildlife, send plans out for department comments. Mr. McLeod motioned to continue to August 3. Mr. Kolodziej seconded. Passed 7-0.

Mr. Kolodziej motioned to adjourn. Mr. McLeod seconded. Passed 7-0. Meeting adjourned at 11:20 pm.

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

Respectfully submitted, Nancy Charland