

PLANNING BOARD MINUTES

September 7, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Present
Neelima Gogumalla, Alternate – Not Seated
Rick Okerman, Alternate – Not Seated
Alan Carpenter, Selectmen Alternate – Excused

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

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. LoChiatto motioned to approve the August 31 minutes as amended. Mr. McLeod seconded. Passed 5-0-2. Mr. Kolodziej and Ms. Skinner abstained.

CORRESPONDENCE:

- Letter from Benchmark Engineering regarding Lake View Farms change in the condition of approval and be allowed to build 10 foundations. Discussion: Selling units, bond, wells. Mr. Joe Maynard, Benchmark Engineering: Approvals, non-binding reservations only, foundations, well process, W&E system, Rt 93 expansion, trenching permits, waterline design. Mrs. Crisler motioned to allow applicant to proceed with 10 foundations per their request. Applicant to forward preliminary plans for water distribution system to staff. Applicant will proceed at their own risk. Mr. McLeod seconded. Passed 6-1. Mr. Kolodziej opposed.
- Letter from Derry/Salem Elks looking for a minor change to their site plan. Discussion: Fire department review. Mr. Jack Webb, Chairman Board of Trustees: Fencing, Salem/Windham town line, Salem Fire Department approval. Mrs. Crisler motioned to allow the extension of the shed roof over barbeque pit as shown in their request as a minor change subject to the Windham Fire Department review and building permit process. Mr. McLeod seconded. Passed 7-0;
- OEP Fall Planning and Zoning Conference in Lincoln on Saturday, November 5. Mrs. Crisler will seek use of the town van for Board Members to attend.
- Two CDs with extensive information received from UNH regarding predicted patterns of urban growth; much of it also available at www.granit.sr.unh.edu.
- Letter from Herbert Associates requesting for 46 Lowell Road and Granite State Exotic Hospital to be continued to September 21. Mr. McLeod motioned to grant the request. Mrs. Crisler seconded. Passed 7-0;
- Flyer for drop off locations for items for the Katrina survivors.

OLD/NEW BUSINESS:

Discussion: Ms. Prendergast presented a summary of upcoming Planning Board matters for the Windham Independent.

LIAISON REPORTS:

CIP, Mr. LoChiatto: Heard from Transfer and Police at last meeting.

PUBLIC MATTERS:

Johnson Street Open Space Subdivision – 4 lots – Public Hearing

Johnson Street, lot 22-B-12

Ms. Way: Showed ariel photos from our new software, gave overview including lots, existing home, wetland, WWPD, open space, extension of existing Johnson Street, cul-de-sac, on-site wells and septic, sprinklers, dead end road within the requirements, ready for public hearing. Mr. McLeod motioned to accept for public hearing Mr. LoChiatto seconded. Passed 7-0. Ms. Way: Department review, Highway

Agent comments, three subdivision waivers, cul-de-sac design. Discussion: Existing road width. Ms. Prendergast read the Highway Agent letter. Discussion: Driveways, site walk.

Mr. Todd Lowe, Meisner-Brem: Address letter from the Highway Agent, driveway line-of-sight. Discussion: Shoreland protection line, existing house to remain, length of shared driveway, house distances, well radius, no shared wells or septic. Ms. Prendergast read the Department comments. Discussion: Site walk scheduled for September 21, 6:30 pm the applicant to stake out the driveway, well location, cul-de-sac.

Mr. Jack McCartney, Highway Agent: Cul-de-sac width, pavement width. Mr. McLeod motioned to move to Oct 5 to allow site walk on September 21 at 6:30 pm. (center line of driveways will be staked showing where they split) and exploration of cul-de-sac questions. Ms. Crisler seconded. Passed 7-0.

Heavy Hitters Site Plan – Public Discussion

57 Range Road, lot 18-L-303

Mr. Turner: Letter from applicant asking to waive the regulation for site plan approval, location, size, usage, zoning, variances granted, move building back, access, sheeting storm water, septic system, Board of Health waiver received, need more information from the applicant for trailer, staging areas, solid waste, signs, parking, erosion control, lighting, delivery trucks, drainage, landscaping, site plan requirements, utilities. Discussion: Request for minor site plan change, too many issues, drainage, gravel parking, surface water, Canobie watershed, parking configuration, not a minor change.

Mr. Keith Coviello, Sublime Civil Consultants: Proposed paved parking, not looking to circumvent the process, trying to move the process forward, no parking lot lighting, house lights on the building, dark sky lighting, drainage review, curb cut. Mr. LoChiato motioned to deny the request for a waiver and treat tonight's meeting as a discussion as advertised. Mrs. Crisler seconded. Passed 7-0.

Discussion: Continue as a public discussion, driveway permits, elevation, façade, improvement, no continuity of style, traffic safety, narrow driveway. Mr. Jim Tierney, working with applicant: Moving the Windham restaurant hedges.

No public comment. Discussion: Deck on Windham Restaurant, site walk for September 28 at 6:45 pm Conservation Commission and the Highway Safety Committee invited, updated plan to be provided for department comments, lighting.

Discussion: Conservation Commission to be invited to Johnson Street Subdivision site walk.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 9:30 pm.

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

Respectfully submitted, Nancy Charland