

PLANNING BOARD MINUTES

October 5, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Excused
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Present
Neelima Gogumalla, Alternate – Present
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 Hebert, Town Planner – Present

Mr. McLeod opened the meeting at 7:30 pm. Ms. Gogumalla replaced Ms. Prendergast.

MINUTES:

- Mrs. Crisler motioned to approve the September 21 site walk minutes as amended. Mr. Kolodziej seconded. Passed 7-0;
- Mrs. Crisler motioned to approve the September 21 minutes. Mr. LoChiatto seconded. Passed 5-0-2. Ms. Skinner and Mr. Kolodziej abstained;
- Mrs. Crisler motioned to approve the September 28 minutes. Ms. Skinner seconded. Passed 6-0-1. Mr. Kolodziej abstained.

CORRESPONDENCE:

- Local Government Center fall 2005 publications catalog;
- Letter from Joe Maynard, Benchmark Engineering, requesting to continue the Spruce Pond public discussion to October 19. Mr. Kolodziej motioned to approve. Mr. LoChiatto seconded. Passed 7-0;
- Memo from RPC regarding GACIT Hearings;
- Letter from Center from Community Environmental Management regarding a new video release;
- Flyer titled 2005 New England Private Drinking Well Symposium;
- Mr. Turner's letter regarding a Seavey Pond resident's erosion concerns from Lamplighter;
- Letter from Technical Training Foundations request for approval review. Discussion: 500 yards of material, trails restoration, fill to be used throughout town, bonding, circulation, concept plan, come before the Board, notify abutters;
- Letter from Cathy Pappalardo regarding Settlers Ridge Road wells going dry. Mrs. Crisler: Concerns of additional building, Board of Health would like to meet with the Planning Board and Settlers Ridge residents, water usage, temporary moratorium on growth. Discussion: Is it an isolated area, water requirements, recharge, hydrogeologist, major drought, dried wetlands, Settlers Ridge residents have a hydrogeoglists report, intelligent sprinkler systems, building on Cristy road;
- Sign application for TLC Nail Emporium. Discussion: Location, color, back lit, meets sign regulations. Mr. LoChiatto motioned to waiver site plan regulations for TLC Nail Emporium to permit the sign as described in the application. Mrs. Crisler seconded. Passed 7-0;
- Letter from Peter Zohdi, Herbert Associates, regarding a minor change to the Windham Meadows site plan. Mr. Turner: Staff recommends the minor changes. Discussion: Improvement. No public comment. Mr. Kolodziej motioned to approve the Windham Meadows revised layout as a minor site plan change. Ms. Post seconded. Passed 7-0;
- Letter from Peter Zohdi, Herbert Associates regarding lot 11-A-350. Mr. Mike Gospodarek, Herbert Associates: Location, find out the yield of wells, wells in the WWPD. Discussion: Water not for sale, water for the community, construction sequence, erosion control plan, helps the development of the area, come back to next meeting on Oct 12 at 7:30 pm, work with staff regarding construction, erosion control and cellar holes.

OLD/NEW BUSINESS:

Discussion: Women's Club cookbook is available for \$15, ornament also available, DOT CTAPmeeting

regarding growth mitigation for Rt I-93, Mr. Stearns and Mrs. Crisler offered to be the Town's liaison. Ms. Skinner motioned to recommend to the Board of Selectmen to appoint Mr. Stearns as representative and Mrs. Crisler as alternate representative to CTAP Program with the DOT. Ms. Post seconded. Passed 7-0.

PUBLIC MATTERS:

Johnson Street Open Space Subdivision – 4 lots – Public Hearing

Johnson Street, lot 22-B-12

Mrs. Hebert: Lots, location, previous meeting, site walk, current dead end, extend current road, cul-de-sac, 3 additional lots, acreage, 10 acres open space, cul-de-sac design. Ms. Post motioned to accept for public hearing. Mr. LoChiatto seconded. Passed 7-0.

Mr. Todd Lobo, Meisner-Brem: Outstanding issue of cul-de-sac design, changed cul-de-sac to be 55' outside radius 30' wide, soundproofing, drainage, driveway slope. Mr. Turner: Notes on the plan, future private beach and boat launch, shoreline limit and flood plain. Discussion: Drainage, 2:1 slope, guardrail, driveway pull off, WWPDP impact, waivers, road way cross section.

Mr. Jack McCartney, Highway Agent: Location of posts and utilities, difficulty of getting around the cul-de-sac radius. Discussion: Snow removal, slopes, radius, guardrail location, other small cul-de-sacs in town, school bus concerns with smaller cul-de-sacs, consider wider cul-de-sac, cul-de-sac normal standards, cul-de-sac design.

Public comment from: Mr. Bob Ashburn, one of the owners: Never has been a school bus pick up on Johnson Street, history of the street.

Mr. Kolodziej motioned to grant the waivers of section 602.8.5 and 901.8 of the Subdivision Control Regulations and "Section Typical Section for a Secondary Road" as listed in the Project Review Sheet and have the applicant work with staff towards creation of a teardrop-shaped cul-de-sac for easier bus/truck turning. Mr. LoChiatto seconded. Passed 7-0.

Mr. LoChiatto motioned to approve the subdivision with the following conditions: 1) All boundary markers specified "to be set" shall be set; 2) The WSPCD statement from Section 601.20 must be entered on the plan. "Note: No structure may be erected nor shall any alteration of the surface configuration of the land be permitted in the Wetland and Watershed Protection District."; 3) The approximate location of the 60-db-noise impact line, as delineated by the NH DOT should be located on the plan, the lots impacted by this will require that sound proofing measures are incorporated into the house designs and approved by the Building Inspector; 4) The road shall have a performance guarantee in the form of a bond or Letter of Credit prior to the recording of the final plans; 5) All state and federal approvals shall be received prior to the start of construction; 6) Any work in the existing town right-of-way shall require a permit from the Board of Selectmen; 7) The Open Space Covenants shall be reviewed by Town Council. All legal fees for the Town Attorney will be paid by the applicant; 8) The applicant will work with Town Staff and the Road Agent to clean the ditch lines along the end of Johnson Street; 9) The applicant is to work with Town Staff to revise the cul-de-sac, to extend the paving to the outside edge of the right-of-way and to reduce the size of the vegetated island. The width of the pavement around the cul-de-sac should be 30-feet, with a vegetated island, and paving set approximately 5 feet from the edge of the right-of-way; 10) Applicant is to work with Staff to revise the drop inlet manhole/catch basin system; 11) The first 20 feet of the driveways shall be paved during the road construction; 12) The note regarding the private beach and boat launch also include language that this will need to be permitted by the NH DES; 13) Utility and guardrail easements to be noted on the plan subject to staff approval; and 14) Guardrails to be rusty steel.

Mr. Kolodziej motioned to adjourn. Mr. LoChiatto seconded. Passed 7-0. Meeting adjourned at 9:20 pm.

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

Respectfully submitted, Nancy Charland