

PLANNING BOARD MINUTES

November 2, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Excused
Phil LoChiatto, Regular Member – Present
Neelima Gogumalla, Alternate – Not 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 – Present
Margaret Crisler, Selectmen Member – Present

STAFF:

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

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

MINUTES:

- Mr. McLeod motioned to approve the October 26 minutes. Mr. LoChiatto seconded. Passed 6-0-1. Mr. Griffis abstained.

CORRESPONDENCE:

- Letter from Jonathan Normington regarding continuing Christmas tree sales at his property. Mr. McLeod motioned to approve the request for Windham Junction to have seasonal sales of Christmas trees including a hotdog cart and a restroom and hand washing facilities available on site. The site plan for trees is the same as previously granted in 2004. Dates to be Nov 19 to Dec 24, 2005. Mr. Griffis seconded. Passed 7-0;
- Letter from Keri Sanford of Fletcher Road regarding a berm cul-de-sac. The letter will be forwarded to the road agent;
- Letter from Attorney Kathleen DiFruscia regarding Next to Nothing;
- RPC list of Important Deadlines for the Official Ballot Town Meeting;
- Rockingham Economic Develop Strategy information flyer.

OLD/NEW BUSINESS:

Discussion: Shaw's sign meeting, amend sign ordinance, sign height, street grade height, sign location on site, sign requirements, concern for tall signs, park and ride retaining wall size, Office of Energy and Planning Conference, Annual Conference meeting information.

LIAISON REPORTS:

CIP, Mr. LoChiatto: CIP finalizing spreadsheets and pulling all information together for the Planning Board presentations. Discussion: CIP minutes.

PUBLIC MATTERS:

Pond View Plaza – Next to Nothing Site Plan – Public Discussion **7 Rockingham Road, lot 13-A-4**

Mr. Turner: Applicant looking for recommendations, location, building size, zoning, abutting businesses, variance needed, property line changes with Rt 28 construction, parking spaces, adjacent to Rockingham trail, retail tenants, driveway location, building shape.

Attorney Richard Palermo, representing the owners: Desolate property, retail building, four new businesses. Mr. Roy Tiano, civil engineer, Edwards & Kelcey: Existing house, variance needed, trees not in good condition, two-story building, elevator, 39 parking spaces, dumpster location, driveway location, landscaping plan, septic design, drainage, well location.

Discussion: Off-site drainage, impervious surface, Rockingham Trail screening, drainage review, utility pole relocation, underground utilities, free standing pylon sign, handicapped spaces location, landscaping, lighting, dark sky friendly, condensers, adult business requirement, Selectmen decency requirements, neon, sign details, ordinance, fire department requirements. No public comment.

Discussion: Colors for facade and roof, granite curbing, architecture detail, nature of business, dumpster. Send plan out for Department comments.

Rogers Automotive Vehicle Storage – Public Hearing
2 Rockingham Road, lot 13-B-1

Mr. Turner: Proposing vehicle storage, detention pond, wetland area, wetland area, WWPD crossing impacts, waiting for Conservation Commission comments, recommend for public hearing. Mr. Kolodziej motioned to accept for public hearing. Mr. McLeod seconded. Passed 7-0. Mr. Turner: Waivers requested, parking lot use. Discussion: Construction sequence, island. Mrs. Hebert: Island grading and treatment, wetlands bureau letter. Discussion: Dredge and fill application requirements.

Mr. Paul Corrideo, TF Moran: History of the site, lot split by Salem and Windham, parking lot proposal, square footage, WWPD crossings, drain guard, erosion control, paved parking, detention area, drainage areas, discharge points, showed State photos, WWPD areas, light, signage, double rail fence, shrubs. Discussion: Two entrances, employee parking, parking layout, island contour (deep), WWPD disturbance area, variance requirements, parking area, design.

Mr. Dennis Rogers, owner: Avoiding WWPD. Discussion: Design, WWPD, disturbance

Mr. Corrideo: Construction sequence, construction entrances, best design, erosion control and landscaping, amphibian crossing, wildlife mix along Rt 28. Discussion: silt fences, alternatives, storage shed.

Mr. Luke Hurley, Gove Environmental: Hydrological flow of water, not a high quality wetland, least impacting alternative. Discussion: Footage discrepancy for dredge and fill, explain to Conservation Commission, Conservation Commission agenda. No public comment.

Mr. Dennis Rogers, owner: Driveway plowing, getting cars in and out, parking lot use, keep lot as small as possible.

Mr. McLeod motioned to continue the hearing to November 16 at 8:00 pm and request the Conservation Commission to take this matter up at their meeting on November 10 and return comments by the 16th.

Mr. LoChiatto seconded. Discussion: Request information to be available on November 11 for the applicant. Passed 7-0.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 9:45 pm.

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

Respectfully submitted, Nancy Charland