

PLANNING BOARD MINUTES
March 15, 2006

ROLL CALL:

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

Ross McLeod, Vice Chairman – Excused
Walter Kolodziej, Regular Member – Excused
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. Okerman and Mr. Griffis replaced Mr. McLeod and Mr. Kolodziej.

Mr. LoChiatto motioned to postpone the public hearing on lot merger regulations to April 5 at 7:30 pm. Ms. Skinner seconded. Passed 7-0.

MINUTES:

- Mrs. Crisler motioned to approve the March 1 minutes. Ms. Skinner seconded. Passed 4-0-3. Mr. Griffis, Mr. LoChiatto and Mr. Okerman abstained;
- Mrs. Crisler motioned to approve the March 11 site walk minutes. Mr. Okerman seconded. Passed 5-0-2. Mr. Griffis and Mr. LoChiatto abstained.

ROAD BOND:

- Orchard Blossom; release \$57,721 and retain \$39,275. Mrs. Crisler motioned to approve. Mr. Griffis seconded. Passed 7-0;
- Ryan Farm Road 3; new bond for \$675,949. Mrs. Crisler motioned to approve. Mr. Okerman seconded. Passed 7-0;
- Ryan Farm Road 4; new bond for \$1,582,944. Mrs. Crisler motioned to approve. Mr. LoChiatto seconded. Passed 7-0.

CORRESPONDENCE:

- Confidential letter from Attorney Campbell regarding Lot Merger Regulations;
- Confidential letter from Attorney Campbell regarding Parking Lot Paving;
- Information regarding the 9th Annual US/ICOMOS International Symposium;
- NNE MMRS NH Medical Strike Team Information Meeting information;
- RPC monthly meeting notice;
- 2006 Local Officials Workshop flyer;
- New Hampshire: 2015 information.

Mrs. Crisler motioned to postpone the public discussion on Gauthier Subdivision to April 5 at the applicant's request. Mr. LoChiatto seconded. Passed 7-0.

Mrs. Crisler motioned to release Attorney Campbell's letter of March 10, 2006 regarding lot line mergers for the public. Mr. LoChiatto seconded. Passed 7-0.

LIAISON REPORTS:

- Selectmen, Mrs. Crisler: Selectmen held a public hearing regarding reclassification of Pine Hill Road, continued the hearing and asking for comment from the Planning Board.
- Conservation Commission, Ms. Skinner: Met with the town of Salem to discuss joint interested regarding land purchases, and will also be meeting with Pelham.

PUBLIC MATTERS:

Ledge Road Site and Subdivision – Public Discussion

Ledge Road and 62 Haverhill Road, lot 11-A-50

Mr. Turner: Applicant is coming back with new information. Tom True, True Engineering: Met with fitness center, general layout, three separate applications: 1) subdivision and road; and 2) site plan reviews of two properties, finalizing purchase and sale for fitness center, VHB traffic consultant, preliminary reviews of traffic with trip generation and phasing traffic improvement and impacts as the sites are developed, would like to install an information sign regarding the new development as soon as possible. Discussion: Terminology of the sign regarding status of approval, 30' road width and configuration of cul-de-sac, 50 right-of-way gives industrial sites more room, road length is 1450', pavement center in the right-of-way or offset, room for infrastructure and drainage, location of fitness center, public town road like Wall Street, blasting and modification of the land, will a hydrology study be required, send plans out for department comment, trip generation good idea because the DOT is trying to make a determination regarding the Ledge Road/Rt 111/London Bridge Road intersection, base data on existing traffic conditions, trip counts on Saturdays, parking needs to be addressed, no parking on the street, interconnectivity between sites, will be able to walk through the property on private walkways, no sidewalks, Trails Committee comments, staff and CLD review, 30' pavement. No public comment. Discussion: Site walk, off-site improvements, scale of the buildings, send plans out for Department comment, any special air/water/noise concerns, potential lighting concerns, elevation concerns, site walk March 25 at 11:00 am, and applicant will stake center line.

Spruce Pond II Open Space Subdivision – 90 residential lots – Public Discussion **Off of Rockingham Road, lots 3-B-800, 890, 900 & 3-A-565**

Mrs. Hebert: 90 lots, location, access, consideration of Hopkins Road connections, connection to Mitchell Pond Road, new proposed road, rail road bed crossing will be under the rail bed, and wetland impacts. Discussion: Trail head, rail road crossing, under railroad, and road configuration. Joe Maynard, Benchmark Engineering: Road configuration, railroad crossing, less roadway and wetlands impact with the new proposal, and minimal blasting. Discussion: Fiber optic cable not an issue, Derry lots, road connections, potential Derry approval, wild-life corridor, paper road, Derry road, emergency access, road width, overpass, guardrail, drainage, underpass standards, road length, rail trail access, abutter location, setbacks, tunnel security concerns, road access T intersection, and 3-way stop.

Public input from Attorney Bill Mason: Concerns include increased trips per day through the subdivision, Mitchell Pond Estates protective covenants may restrict road construction for Kilrea Road, Windham Depot Road and Rt 28, lots being used only for residents, subdivision approved without a right-of-way or access across the rail bed, and truck traffic through the tunnel.

Mike Savastano, 20 Mitchell Pond Road; Chris Rossetti, 3 Mitchell Pond Road; Kristina Mearles, 13 Mitchell Pond Road; and Laura Bellavia, 3 Quail Run Road; Concerns included: will the tunnel move traffic to Mitchell Pond Road and/or to Morrison Road; slope going into the tunnel; more traffic may go onto the older section of Mitchell Pond Road; condition of Morrison Road; homes were not designed to be at a busy intersection, Planning Board is not a party to restrictive covenants involving lot location of road entrance and are not enforceable by Planning Board; safety of Morrison Road and traffic increase.

Tim White, Southern NH Planning Commission: NH DOT, state's 10-year plan, design for intersection improvements have not been done yet, developer has started some intersection improvements.

Bob Coole, 20 Morrison Road: Concerns regarding Morrison Road and Taylor Farm Road, Rt 28 and Windham Depot Road intersections.

Attorney Peter Bronstein: Roads are not prohibited as part of the protective covenants, covenants are a civil matter, and the newly purchased land stands on its own and is being incorporated into the project.

Discussion: Site walk scheduled for April 8 at 9:00 am, members to meet at 18 Mitchell Pond Road, written updated traffic study to the Board, and concerns regarding the Morrison Road and Mitchell Pond Road impacts. Mrs. Crisler motioned to continue the public discussion to April 19. Mr. LoChiatto seconded. Passed 7-0.

Mr. LoChiatto motioned to adjourn. Mr. Griffis seconded. Passed 7-0. Meeting adjourned at 10:17 pm.

These minutes are in draft form and have not yet been reviewed and approved.
Respectfully submitted, Nancy Charland