

PLANNING BOARD MINUTES

May 16, 2007

ROLL CALL:

Ruth-Ellen Post, Chairman – Present	Ross McLeod, Vice Chairman – Excused
Nancy Prendergast, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Phil LoChiatto, Regular Member – Excused	Pam Skinner, Regular Member – Present
Neelima Gogumalla, Alternate – Present	Rick Okerman, Alternate – Present
Alan Carpenter, Selectmen Member – Present	Margaret Crisler, Selectmen Alternate – Excused

STAFF:

Al Turner, Director of Planning and Development – Present
Shaun Logue, Town Planner – Present

- *Ms. Post opened the meeting at 7:30 pm.*
- *Ms. Gogumalla and Mr. Okerman replaced Mr. Kolodziej and Mr. McLeod.*
- *The Board stood and recited the Pledge of Allegiance.*

MINUTES:

- Mr. Carpenter motioned to approve the May 9 minutes as amended. Mr. Okerman seconded. Passed 6-0;
- Ms. Prendergast motioned to approve the May 2 minutes. Ms. Skinner seconded. Passed 5-0-1. Mr. Okerman abstained.

CORRESPONDENCE:

- Letter from Historic District Commission regarding new legislation regarding stone walls. Board discussion to include in the ordinance and the Master Plan;
- Letter from Frank Walsh regarding the proposed island at the intersection of Rockingham Road and Flat Rock Road and a petition with 62 signatures. Discussion: This is the same petition received during the hearing, during the approval process the residents testified that there was a line of sight problem, the island was the solution, the developer is in the process of constructing the island, the shoulder of the road is being widened, snow plowing will not be a problem, would need a public hearing to revise, and this should be referred to the Board of Selectmen;
- Notice from RPC regarding a June 7 workshop titled "Energy Conservation and Renewable Energy Options for Municipalities";
- Notice from RPC regarding the June 13 annual meeting;
- Flyer for a June 12 workshop titled "Septic Systems and You";
- Workshop materials for Community Revitalization Tax Relief Incentive;
- Homes for New Hampshire's future brochure;
- May 7, 2007 issue of Town and City;
- Waterline newsletter;

SIGN PERMIT REQUEST:

- 46 Lowell Road, Golden Brook Crossing building. No action is needed as it needs to go to the ZBA.

OLD/NEW BUSINESS:

- Cannot have a public hearing on the Bylaws on May 23, the next available meeting is June 6, and the public hearing will be June 13 at 8:00 pm.

LIAISON REPORT:

- Mr. Carpenter, Selectmen: Flat Rock Road island will be scheduled at the next available Selectmen's meeting;
- Mrs. Post: A small brainstorming group met to discuss what form an economic development committee would take, the goals for the committee, the committee would advise town boards and provide a link between business and local government, Planning Board members will be invited to the next meeting which will be a presentation by DRED, and the date and time to be announced;
- Next week's workshop topic is to discuss site plan and subdivision regulations, and there will be no workshop meeting on the 30th of May;
- Add to the June 13 agenda a discussion of the timetable and methods for advertising for seeking public members of the CIP.

Mr. Kolodziej joined the Board; Ms. Gogumalla replaced Mr. LoChiatto.

PUBLIC MATTERS:

Meetinghouse Road Subdivision – 2 lots – Public Hearing

75 Meetinghouse Road , lot 9-A-1100

Mr. Turner stated this is a 2-lot subdivision, staff has reviewed the application and the plans, and recommends for public hearing. Ms. Prendergast motioned to open for public hearing. Mr. Carpenter seconded. Passed 7-0.

Mr. Turner: The applicant is creating one additional lot, there is a large wetland on the property, it is rural zoned, the property is 10 acres of land and has the required road frontage for each lot, a driveway easement is needed for the back lot, studies include a soil study, wetlands report, and HISS mapping. A Special Permit is required for crossing the WWPD; he showed the WWPD on the map. A waiver is requested for a side line angle less than 90 degrees, the angle will be 78 degrees, and he read the staff recommendations.

Karl Dubay, MHF Design: Distributed a memo to explain the changes on that plan which incorporates the staff recommendations, he reviewed the changes, and there is a waiver requested. Board discussion with Mr. Dubay: The distance between the driveways is 150', there is adequate sight distance, department comments include the fire chief has no problems with the plan, and the fire chief attended the engineering meetings.

Mr. Dubay stated he attended a Conservation Commission meeting in October. There was no objection, they wanted the driveway in the WWPD to remain gravel and maintain the overhead canopy. Board discussion: Can the gravel driveway become a part of the deed? Mr. Antista agreed and doesn't plan to sell anytime soon. Board discussion: Gravel driveways can have an erosion problem, staff won't be able to enforce it, should not add it to the deed, require a Special Permit to pave the driveway, the approach platform is paved as well as the driveway close to the house and the emergency vehicles turn around. No public comment.

Ms. Prendergast motioned to grant the waiver of Section 605.5 to allow the proposed side line angle to be less than 90 degrees (78 +/-) where 90 degrees from the right-of-way is required as there is not a safety hazard or detrimental effects. Mr. Kolodziej seconded. Passed 6-1. Mr. Carpenter opposed.

Mr. Kolodziej motioned to approve the Special Permit to allow work to be conducted within the outer portion of the WWPD in order to provide driveway access to lot 9-A-1101. No wetlands impacts are proposed. Mr. Okerman seconded. Passed 7-0.

Board discussion regarding gravel driveway vs. paved driveway, sheet 6 of 8 note #10, should a Special Permit be needed? Pavement will lessen the silt and runoff, and the runoff would need to travel 44' to 75',

Ms. Prendergast motioned to approve the subdivision in accordance with the memorandum submitted dated May 16, 2007 and the attached plans. Mr. Kolodziej seconded. Board discussion: Include the note for the gravel driveway to remain, more and more properties will be "fill in" lots and this decision will become precedence, and it is creating oddly shaped lots. Passed 6-1. Mr. Carpenter opposed.

Ms. Post thanked the Cable volunteers for their time.

Thompson Special Permit – Public Hearing
10 Sheffield Street, lot 11-C-2553

Ms. Post read a letter from Herbert Associates requesting to continue the Thompson Special Permit to June 6. Mr. Kolodziej motioned to grant the request. Ms. Skinner seconded. Passed 7-0.

Nottingham Lot Line Adjustment – Public Hearing
9, 12 & 14 Nottingham Road, lot 1-B-1064, 1065, 1066

Mr. Logue stated the property owner's names, and staff has reviewed the plan and recommends to open for public hearing. Mr. Carpenter motioned to open for public hearing. Mr. Kolodziej seconded. Passed 7-0.

Mr. Logue stated the applicants are looking for a lot line adjustment to eliminate the temporary cul-de-sac, the cul-de-sac no longer exists due to the extension of Nottingham Road, the property is zoned rural with single-family homes, there will be no new buildings, no waivers or variances required, each lot owner will gain more land, the bounds are marked, and there is no impact to the WWPD. Mr. Logue read a letter from Herbert Associates requesting a waiver. Board discussion: The area is lawn, it is an unmaintained scrub area, and good idea to approve the waiver. Mr. Logue recommended to keep the stonewalls, relocate them, or stockpiled.

Mark Jennings, Herbert Associates: The waiver makes the lot non-conforming.

Mr. Carpenter motioned to approve the waiver for Section 605.5 regarding the angle of the lot line to the center of the cul-de-sac. Mr. Kolodziej seconded. Passed 7-0.

Mr. Carpenter motioned to approve the lot line adjustment as proposed with a condition that stonewalls should either be retained in placed, relocated, or stockpiled for future use. Mr. Kolodziej seconded. Passed 7-0.

Mr. Kolodziej motioned to adjourn. Mr. Okerman seconded. Passed 7-0. Meeting adjourned at 8:55 pm.

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