

PLANNING BOARD MINUTES

July 11, 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 – Present	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 7:00 pm.*
- *Ms. Gogumalla and Mr. Okerman replaced Mr. Kolodziej and Mr. McLeod.*
- *The Board stood and recited the Pledge of Allegiance.*

MINUTES:

- Mr. Okerman motioned to approve the minutes of June 20. Ms. Skinner seconded. Passed 7-0;
- Mr. Okerman motioned to approve the minutes of June 13 as amended. Ms. Skinner seconded. Passed 6-0-1. Mr. Carpenter abstained.

CORRESPONDENCE:

- Memo from BOS requesting Planning Board input for the possible sale of town owned lots 16-P-510 and 520 on Fourth Street. Mr. Turner stated that the sale was denied previously and situation has changed slightly. The Board will review prior to the August 9 due date.
- Abutter notification from the Town of Hookset regarding Omnipoint Communication/T-Mobile;
- 20th Annual Municipal Volunteer Awards flyer;
- Survey regarding Regional Planning Commission services from the RPC. Board members should get comments to Ms. Post by July 14;
- Information regarding National Community Planning Month;
- Abutter notification from the Town of Raymond regarding Verizon Wireless;
- Memo from the RPC regarding the availability of planning assistance grant funds. This letter will be held and discussed at the next meeting;
- 51st Northeastern Economic Developers Association's annual conference;
- Flyer for the Office of Energy and Planning Fall 2007 conference.

SIGN PERMIT REQUEST:

- Super Suppers, 4 Cobbetts Pond Road: Mr. Tuner stated that the signs meets the requirements, it is a light background with dark letters and is not lit. Board discussion regarding will there be a standard signs across the plaza? Will there be a pylon sign in the front of the site? What does the site plan approval call for? Signage should be considered at the site plan stage, the business will be used during night hours and will they be back for lighting, table the sign application, the business is opening in a few days and allow a temporary banner, suggest a coordinated sign plan to the owner, and what are the plans for a tenant sign? There was a Board consensus to allow the temporary banner.

ROAD BOND:

- Johnny Hill Estates, Burnham and Bennington Roads, new bond for \$1,365,444. The Board discussed the length of the roads. Mr. LoChiatto motioned to accept the bond. Mr. Okerman seconded. Passed 7-0.

LIAISON REPORTS:

- Mr. Carpenter, Selectmen, stated that the Board has had extensive conversations with the DOT regarding the 2nd lane at the Wall Street traffic light and the Town’s request to make it a left turn only lane, and the DOT said “no”.

OLD/NEW BUSINESS:

- The Board discussed the potential stop signs for Faith Road intersection which will need a public hearing with BOS;
- Board discussion regarding the order of business of future meetings;
- The Site Plan Regulations and Subdivision Regulations public hearing is scheduled for next week.

Ms. Gogumalla stepped down, and Mr. Kolodziej joined the Board.

PUBLIC MATTERS:

Spruce Pond II Open Space Subdivision – 95 lots – Public Hearing

Route 28 / Rockingham Road, lots 3-A-565, 1000, 3-B-600, 601, 800, 860, 890, 900, and 1001

Mr. Logue stated that the plan meets the regulations for public hearing. Mr. LoChiatto motioned to open for public hearing. Mr. Kolodziej seconded. Passed 7-0.

Mr. Logue stated the plan is for a 95 lot subdivision, 65% of the subdivision is permanent open space, it is in the rural zone, there will be 14,000 ft of new road, the development includes 7 additional lots in Derry, there will be 5 new roads with three access points from Rt 28, Mitchell Pond Road, and Windham Depot Road in Derry. He stated that Phase I was approved in 2003 and is halfway completed. Studies and reviews include traffic impact, archaeological sensitivity assessment, archaeological site location survey, preliminary large groundwater withdrawal permit, wetland permit application, wildlife habitat report, stormwater management report, and high intensity soil mapping. The applicant is requesting 14 special permits, and he read the staff recommendations of approval.

The Board discussion ensued regarding home construction noise vs. road construction noise, and the rocks from the walls should be retained onsite. Mr. Turner discussed the order of the meeting and distributed an agenda outline. Board discussion regarding that there will be several public hearings and not every issue will be heard tonight.

Joseph Maynard, Benchmark Engineering, stated he has been before the Board since 2001 with the entire project and Phase I has been approved, he has received approval for 4 lots in Derry and read their conditions of approval, the same plan has been shown to the Derry Planning Board, 2 lots from Phase I will be reconfigured, there will be phases of development, a home will be relocated as part of the project, there will be a community water system, he has preliminary approval for the water system, a variance has been received, and there will be 4 community system wells with access roads.

Laurie Rauseo, traffic engineer, stated she has conducted the traffic studies over the years for the project, Phase II study includes the access points, the trip generations is 990 vehicular trips per day for Phase I, the diversion of traffic was considered, Rt 28 and Windham Depot Road intersection in Derry is in failure and H&B Homes will be constructing a left turn lane, left turn lane will also be constructed on

Rt 28 northbound for Northland Road, and Morrison Road speed enforcement and signage is recommended because of the study.

Board discussion with Ms. Rauseo regarding 1460 trips for Phase I and II, traffic is distributed between three accesses and they discussed the percentages and the diversion traffic, the level of service was reviewed for the intersections, should there be a wider access onto Rt 28? Left turn lane will be built after Phase I is complete and another 12 homes are built in Phase II, and this is a comparable development to Castle Reach. Mr. Turner stated that the Planning Board dictates when the left turn lane should be installed.

Mr. Maynard discussed the left turn lane on Rt 28 as part of Phase I, the Wetlands Board would not give a permit at that time, and he read the Phase I condition of approval change regarding the left turn lane, the left hand turn lane is for safety, a bypass shoulder is required when 60 homes are built however the applicant will install the left turn lane at that time rather than having to re-do road construction again later, and they are trying to stagger their off-site improvements. Ms. Rauseo discussed the percentages of traffic leaving the development and the diversion traffic.

Board discussion with Mr. Maynard regarding going under the rail trail and using a large box culvert that can hold a future train; should the construction of the rail trail crossing be part of the traffic discussion? The Board consensus was to discuss the traffic as the traffic engineer is at the meeting and discuss the rail trail crossing as listed on the agenda outline.

Public input from Chris Rossetti, 3 Mitchell Pond Road, wanted to know if vehicles such as delivery trucks, school buses, and landscaping vehicles are including in the vehicle load numbers? he feels that the traffic numbers from the traffic study are low, Morrison Road currently has speeding and safety issues and should not have more traffic dumped onto it, most of the Town's services are off of North Lowell Road and people will travel that way, Morrison Road should not be an outlet for large subdivisions, and the Town is not paying attention to the resident's concerns. Ms. Rauseo responded that the numbers are derived from a trip generation manual, the numbers do not include construction vehicles as the traffic numbers are for the traffic generation once a subdivision is complete and does include vehicles such as school buses and post office vehicles. She explained how she came to the traffic numbers and is sticking with them. The Town has asked for connections to several neighborhoods. Mr. Turner stated that traffic predictions for the Heritage Hill Subdivision which connected two parts of Town were accurate. Mr. Kolodziej stated that the Board does pay attention to the concerns of the residents.

Mike Savastono, 20 Mitchell Pond Road, asked if the volume of traffic moved would it create a problem, Phase I only has one way in and one way out, and he thinks that there will be more volume going out to North Lowell Road. Board discussed the impact of the completion of the Route 111 bypass. Once the Rt 111 bypass is complete the rush hour traffic will head out Northland Road to access Rte 93 and not towards North Lowell Road.

Travis Lays, 47 Mitchell Pond Road, stated that he does not understand Mr. Rauseo's methodology because of the "washing out" of vehicular traffic.

Ms. Rauseo explained her methodology regarding canceling out and showed an example by drawing on the flip chart, traffic calming devices are called for when volume exceeds 12,000-15,000 cars, people tend to go towards the roads that go the fastest, the quickest they can, and do not want to deal with the neighborhoods, and she uses the census data to compile the data.

Mr. Rosetti stated that Ms. Rauseo has stated that the projected numbers regarding the Castle Reach Subdivision were incorrect and that there is more traffic than expected, and the traffic numbers are just an educated guess. Ms. Rauseo stated that she did not do that study.

Mr. Maynard has additional traffic numbers including speeds and corner counts, has been gathering numbers over a number of years,

Karen Pillets, 45 Mitchell Pond Road, suggested making Morrison Road a one-way and take charge of the traffic patterns, and it is dangerous to get out of her driveway.

Mr. Maynard discussed the road design process including terrain and the use of traffic calming measures. Ms. Rauseo discussed her recommendation for additional signage and enforcement on Morrison Road, and not to widen it because it encourages higher speeds, she also explained that her numbers are from the morning and evening peak traffic hours and did not look at the construction of Rt 93. Mr. Maynard stated that full build out of the subdivision will be after the Rt 93 construction is complete. The Board discussed that there is a Rt 111 avoidance factor. Mr. Turner explained the road changes that will occur on Rt 111 in front of McDonalds next year, which will relieve the bottleneck.

Mr. Maynard discussed the left turn lane at Rt 28 and it doesn't become necessary until 100 houses are built, the left turn lane will be in the northbound side, there are some wetland impacts which he showed on the map, he asked that the Board not require the left-turn lane until after 60 certificate of occupancies, and about 12 homes a year are built. Discussion ensued regarding the Libby Road access to Rt 28 with possible changes being reconfiguring the entrance to 90 degrees, making the road one way, terminating the southerly entrance, or making a four-way intersection.

Mr. Maynard discussed the realignment of Mitchell Pond Road and its connection to the future Mallard Road. Board discussion ensued regarding the location of the abutters; abutters are 150' and 160' from the new road, the road alignment is meant to bring it away from the residences and to make a T, the existing tree line will not be disturbed, trees would have to be taken down to make an earthen berm, the Board should be sensitive to the abutters, and the Town owns the right-of-way. Board discussion continued with Mr. Maynard in regards to recreation in this part of the Town, the need for a baseball/soccer field. Mr. Maynard stated that he has been working with the Rail-Trail Alliance regarding a generous donation, there is a large trail network in Phase I and II, the trails are shown on the plan set. Board discussion continued regarding input should be received from the Recreation Committee, satellite fields have an impact on the neighbors, staff will get input from the Recreation Committee, and recreational facilities will be added to the list of topics to be discussed.

Public comment from Mr. Rosetti asked when the crossing of the rail-trail will be discussed, when he bought his property there was no road easement at 18 Mitchell Pond Road, a road is going to be placed where one was not originally intended, and what is the purpose of community planning?

Al Lemay, 26 Mitchell Pond Road, asked the width of Mallard Road. Would like access from Mallard Road to the rail-trail. Mr. Maynard stated he's been working with rail-trail for an access from Mallard Road, and explained the road widths within the subdivision.

Dennis Senibaldi, 20 Partridge Road, asked about the stop signs at Mitchell Pond Road, and stated that as a member of the Recreation Committee the Recreation Committee would like to speak to the

developer about recreation outside of the rail-trail. Mr. Maynard explained that Mitchell Pond Road has the stop sign because of its alignment with the new Mallard Road.

Mr. Kolodziej motioned to continue the meeting until the 25th of July. Mr. LoChiatto seconded. Discussion: Mr. Carpenter asked to see the conventional layout. Mr. Turner stated that those drawings are available and in the file. Mr. Maynard added that 120 acres have been added since the first discussions of Spruce Pond, and Mr. Thorndike's calculation for soil-based lot sizing was for 103 lots. Passed 7-0.

Mr. Carpenter motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 10:30 pm.

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