

PLANNING BOARD MINUTES
December 5, 2007

ROLL CALL:

Ruth-Ellen Post, Chairman – Present	Ross McLeod, Vice Chairman – Excused
Nancy Prendergast, Secretary – Excused	Walter Kolodziej, Regular Member – Present
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 – Excused
Shaun Logue, Town Planner – Present

- *Ms. Post opened the meeting at 7:05 pm;*
- *The Board stood and recited the Pledge of Allegiance;*
- *Mr. Okerman and Ms. Gogumalla replaced Mr. LoChiatto and Ms. Prendergast.*

MINUTES:

- Mr. Okerman motioned to approve the November 28 minutes. Mr. Kolodziej seconded. Passed 6-0.

CORRESPONDENCE:

- Letter from Scott Anderson regarding the Pelletier Subdivision;
- Letter from the fire inspector regarding the Pelletier Subdivision;
- Letter from Mr. Turner regarding cul-de-sac lengths and a copy of Attorney Campbell’s letter from 1990 regarding cul-de-sac lengths;
- Flyer titled “Practical Guide to Zoning and Land Use Law”;
- Letter and flyer regarding storm water pollution prevention;
- Newspaper article titled “Outlets decision deadline extended”;
- Copy of a letter sent to the Board of Selectmen regarding realtor signs.

OLD/NEW BUSINESS:

- Board discussion regarding the getting a legal opinion of Mr. Turner’s letter regarding the Butler Subdivision only if the plan comes back for public hearing;
- The Board made holiday dinner arrangements for Friday, January 4, 7:00 pm.

PUBLIC MATTERS:

Clarke Farm North Elderly Housing – Public Discussion Continued
150 Haverhill Road and Anderson Road, lots 9-A-500 and 500A

Mr. Logue reviewed the application including they’re proposing 75-units, they will be 2 bedroom units, it will be an age restricted development, the property zoning is rural and neighborhood business, proposed access is from Rt 111 and also from Anderson Road, the architectural features will be similar to Windham Meadows II, it has an aquifer protection district, there are several isolated wetland areas, and he reviewed the outstanding issues and development issues.

Chris Nickerson, Herbert Associates, stated that that the Board conducted a site walk to the site and to Windham Meadows II, he reviewed the previous topics discussed, and Stephen Pernaw their traffic

engineer will discuss the traffic. Board discussion with Mr. Nickerson regarding which plan was being discussed, and the location of neighborhood business lot.

Stephen Pernaw, traffic engineer, stated that his company did the full traffic study for Clarke Farm North, he distributed a two-page synopsis to the Board, he discussed the preparation of the traffic study, he explained the access configuration including the Rt 111 entrance is right-turn-in and right-turn-out and Anderson Road will be full access, he showed a traffic generation comparison chart, he showed photos of the existing conditions, he showed peak-hour charts for eight nearby intersections for now and in the future, he discussed trip generation summary and comparison for the development, he showed an impact summary chart, he stated the traffic coming from the development is small, he discussed the volume of traffic and level of service at each of the eight traffic study points, and the development does not change the level of service at these points, he reviewed his recommendations including signage and islands, and the report goes to the DOT.

Board discussion regarding the Rt 111/Rt 128 intersection will be failed by 2008, the service level will be beyond acceptable with or without the development but the development will make it worse just as it happened at the McDonald's intersection, and the applicant should talk about this with the State. Mr. Pernaw stated the development will not make the people at the intersection wait longer, but a change in the signalization could reduce the delay. Board discussion with Mr. Pernaw regarding the impact of signal at the Faith Road intersection. Peter Zohdi, Herbert Associates, discussed his previous presentation regarding a zoning change and negotiation with an abutter, and the plan may or may not change based on the zoning change. The Board previously sent the plan out for department comments, and Mr. Zohdi has met with the highway agent.

Public comment from Roger Wheeler, 26 Kendall Pond Road, discussed the previous meeting's discussion regarding wells and traffic, he has spoken to Mr. Turner regarding the drainage, he described the drainage problems on Kendall Pond Road, it is a State road, he has been dealing with the problem for 2 ½ years, and he showed his lot on the map. Board discussion that the water for the developer's lot needs to stay on the lot. The Board directed Mr. Logue to set up a meeting with Mr. Turner, Mr. McCartney and Mr. Wheeler. Mr. Wheeler is also concerned about his well. Mr. Zohdi stated that he is working with Pennichuck for water to the development otherwise it would be a community well, and he described the process to get a community well.

Eric Hovling, 20 Kendall Pond Road, stated that he is not an immediate abutter but is concerned about his well because of blasting, and his well is 18' deep. Mr. Zohdi stated that he does not want to have a negative effect on the abutters, if blasting is needed they will test all the wells and meet with the abutters, not just direct abutters, there are insurance policies and the well company will make good, and his client has the right to improve and have full use of his property. Mr. Hovling stated that other Windham residents are in court over well problems caused by blasting. Mr. Zohdi stated the Board is writing a new blasting ordinance, he has worked in Windham for 28 years, and not many problems over the years, and his client took care of any problems. The Board described the well pre-test for blasting, if there is a problem the developer will take care of it, and wanting the elderly housing formula.

Mr. Kolodziej motioned to adjourn. Mr. Okerman seconded. Passed 6-0. Meeting adjourned at 8:55 pm.

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