

PLANNING BOARD

JUNE 21, 2000

ROLL CALL:

Russ Wilder, Chairman - Excused
Alan Carpenter, Vice Chairman - Present
Lisa Linowes, Secretary - Present
Margaret Crisler, Selectmen Member - Excused
Walter Kolodziej, Regular Member - Absent
Ross McLeod, Regular Member - Present
Wayne Morris, Regular Member - Present
Roger Hohenberger, Selectmen Alternate - Absent
Mr. Carpenter replaced Mr. Wilder as Chairperson.

ROAD BONDS:

Mr. Turner reported on the \$10,680 road bond for Lancelot Road and recommended accepting the bond. Mr. Morris made a motion to accept the \$10,680 bond. Seconded by Mr. McLeod Passed 4-0.

Mr. Turner reported that Heritage Hill and Timberland Roads has been inspected and ready for a bond reduction. The Town has escrowed \$346,621.20 and recommends a partial release of \$263,389.20 and retain \$83,232 for the remainder of the project. Mr. McLeod made a motion to release \$263,389.20 and retain \$83,232. Seconded by Mr. Morris. Passed 4-0.

CORRESPONDENCE: Mr. Wilder reviewed the following correspondence.

- RPC June 30 meeting agenda;
- Historic District Commission special meeting minutes of May 25;
- Letter from Herbert Associates regarding trail easements for lots 24-F-1644 & 165. This item will require a public hearing;
- Letter from Mr. Meisner regarding the houses at the Squire Armour Road extension subdivision have been staked and is ready for a site walk. Mr. Meisner suggested Saturday, June 24 for the site walk. The Board will discuss the schedule of the site walk next Wednesday.

NEW BUSINESS:

Board discussed the July 19 meeting with RPC regarding topics and presentations. This will be the first item on next week's workshop agenda.

Mr. Morris had a couple of issues that included: 1) Osgood Road is a somewhat of a mess. The Board discussed that the treatment swale is not the one approved, there is no stabilization, construction revision, approved plan called for 100' treatment swale, this is a major revision, item to be placed on next week's workshop agenda, do changes need to come back to the Board, and other problems with the project. Mr. Turner stated that the project has been shut down and they are working to resolve the issues; and 2) Tim Schriner would like GPS system for trails, a copy of tax maps, and software and data. Discussion ensued regarding sharing information with a citizen; even officials can't take this information home. Mr. Morris will ask Mr. Schriner what he needs, and invite him to the next workshop to discuss.

Discussion reverted back to the Osgood road issue. The road is not in a good state, condition and status of road, the situation is stabilized, stream condition, bond, wetlands not being handled well, and the Board members inspecting roads will be discussed at a workshop.

Mr. McLeod had a question regarding the by-laws and a motion. He stated that an affirmative vote needed to be cast, and the Board should be aware for the future not to confuse an affirmative vote with an affirmative motion.

PUBLIC HEARINGS:

Rosewood Estates Open Space Development and Special Permit (2-A-275 & 300) 17 lots - Public Hearing Continued

20 & 24 Beacon Hill Road

Mr. Turner stated there was a new communication regarding this subdivision. This is a continuation of a public hearing, and there may be additional questions. Mr. Carpenter read the letter from Attorney Mason regarding Rosewood Estates. Mr. Carpenter then read the comments from the department heads and committees. Mr. Zhodi stated that during May, the Conservation Commission stated that they were satisfied with the plan. They did comply with all the department comments. Board discussion ensued regarding sharing the cistern, and the driveway for lot 290 has a guardrail in the way. Mr. Zhodi stated that the lot line and driveway has been moved, and he shared the plan with the Board. The Board asked if the driveways would change from tonight. Mr. Zhodi responded that the first 100-150' of the driveway will not change, and in general the driveways will stay the same. The Board asked Mr. Zhodi about the pavement cut being six feet. He responded that it will not impact anymore wetland. Discussion ensued regarding the driveway has been moved 10', run offs from driveway, location of open space, well-defined markings for the open space, Beacon Hill grade, grade to be noted on the plan, 10% maximum grade at the intersection will be noted on the plan, sight distance is safe, clarified that the area referring to is station 7+50 to 8+50, and the impact of two driveways on Beacon Hill. Mr. Turner then described the road grades at the intersection of Tarbell and Beacon Hill Roads, and the drainage on the abutting property.

Comments from the public began with Mrs. Earlo Pelletier, lot owner, has spoken with Mr. Zhodi in regards to the drainage and is in full agreement with drainage plan.

The Board discussed the two treatment swales, the culvert under the road, correct number of lots between conventional subdivision lots vs. open space lots, method of determining the number of lots for an open space development including wetlands, Conservation Commission does not require additional information regarding number of lots for open space developments, and a 24' paved road vs. 26' paved road.

Mr. Tom Case, Windham resident, 24' wide road does not lessen the 50'right of way, the crossing needs to be minimize from 50' to 40'. Mr. Zhodi stated the right of way is less than 50'.

Discussion ensued regarding varied road width, wooden guardrail that meets federal guidelines. Mr. Turner asked the Board to consider the following: 1) construction sign with names and phone numbers of the owner, road builder and engineer, 2) request for waivers, 3) Board specifically accepting the detail driveway and house location plans for lots 281, 286, 287, 289, 290, and 292, 4) the covenant needs final review and approval of Attorney Campbell, 5) project create on-site parking and loading area off Beacon Hill at the beginning of construction, 6) road improvements bonded, and 7) federal guidelines for guardrails. Mr. Zhodi stated that the driveways may have minor changes. Ms. Linowes stated she was not ready to vote on the subdivision tonight because she was not clear about the number of lots because of the wetlands.

Mr. McLeod made a motion to approve Rosewood Estates subdivision with the following conditions: intersection grades at station 7+50 to 8 +50 not to exceed 10%, driveways on lot 2-B-614 and 2-B-615 on Beacon Hill Road to be reconstructed as needed including clean up and seeding, left and right turn signs on Beacon Hill, cistern to be construction as per the fire department, wooden guardrails at the wetland crossing which meet federal guidelines, 24' road width with a final 100' flare out to 26', entrance sign per Al Turner, on-site parking to be done asap, road improvements to be bonded, driveways to be roughly located with latitude from Mr. Turner provided there is no WWPD impact. Seconded by Mr. Morris. Mr. McLeod amended his motion to include the covenant need to be reviewed by the town attorney. Mr. Morris seconded. Discussion ensued regarding a 40' right of way easement, utilities to be 8' off the pavement, not cutting of trees within a certain distance. Mr. McLeod amend his motion to include the first 20' off the right of way be left in its natural state except for driveways. Seconded by Mr. Morris. Discussion ensued regarding driveway 8% maximum grade and driveway placement. Mr. Morris stated that he's not comfortable with location of the subdivision on Beacon Hill because of the hill. Mr. Carpenter was concerned with getting more than 13 buildable lots because it assumes crossing the wetlands that are extensive. Ms. Linowes stated that she shared Mr. Carpenter's concern. Vote taken. Denied 2-2. Ms. Linowes and Mr. Carpenter opposed. Ms. Linowes opposed because she did not believe you could get as many lots as denoted for a standard subdivision. Mr. Carpenter opposed because of item 611.4.4 of the Zoning Ordinance states in no case should the number of lots allowed under this ordinance exceed the number of lots under a traditional subdivision, and based on the information given on the traditional subdivision it is not clear that that is the case.

Discussion ensued regarding the next step. Ms. Linowes made a motion to continue. Seconded by Mr. Morris. Ms. Linowes amended her motion to continue Rosewood until July 12. Seconded by Mr. Morris. Discussion ensued about the amount of wetland fill needed. Ms. Linowes restated the motion to continue to July 12 with additional information regarding wetland fill with a standard subdivision plan, as well as, the number of lots, which can be defined in a conventional subdivision. Seconded by Mr. Morris. Passed 4-0.

Mr. Carpenter noted the large agenda and that Dunkin Donuts, Windham Terrace, Carr Hill will be moved to the July 12 meeting.

Covino Landscaping Company Site Plan (11-A-150) - Public Discussion

5 Ledge Road

Mr. Turner explained a public discussion. This property has an existing building on the lot and wants to put an additional building. He further explained the lot and building. There is a detailed traffic study for this area, others in the area are contributing to off site improvements, should have some traffic information comment on current study, and the plan should go to all departments for review.

Board discussion ensued regarding the look of building. Mr. Carl Dubay explained that the facility is a place to store equipment and supplies. They will pretty up the building by adding roof and windows, and a proposed specimen garden. Board discussion ensued regarding new building look and purpose, lot requirements has not been checked, parking spaces, parking for equipment and employees, septic testing, building is meant for irrigation supplies not chemicals. No public members spoke. Discussion ensued regarding no maintenance on equipment. Mr. Jim Tokanel, owner of Tokanel Landscaping, stated that there will be no regular maintenance, everything is shipped out to be maintained. The building is for equipment storage and no retail use. Mr. Morris made a motion to send the plan out for department review. Seconded by Mr. McLeod. Passed 4-0.

MacMulkin Car Leasing Site Plan (11-A-315) - Public Discussion

26 Haverhill Road, Route 111

Mr. Zohdi explained the plan expansion of a 72' x70' addition to the existing building and are proposing a display area. The parking calculations are shown on the plan. Mr. Turner stated the plan needs regular

department review. Board discussion ensued regarding abutting property, addition is for storage of antique cars, and why is a display area needed.

Mr. Tom Case, stated that as a former Planning Board member, he had no recollection of a display area, all cars were to be in back, and the parking spaces in front were for customers. The records need to be checked. Board discussed a change in the U-Hall rentals.

Attorney Mason, representing the owner, stated that the building is for renting or leasing vehicles. The primary concern for this evening is looking for feedback on the expansion of the building, and they want comments for improvements or changes. Board discussion ensued regarding the look of the addition to be similar to the existing building, driveway width, building entrance width, parking overnight or weekend, narrowing the driveway and grassing in the area. Mr. Morris made a motion to send the plan out for department review. Seconded by Mr. McLeod. Passed 4-0.

Post Office Driveway Easement (16-D-300) - Public Hearing 44 Indian Rock Road

Mr. Turner stated the site plan is approved for the Post Office and this public hearing is for the option agreement. The Board had asked for the agreement to come back to the Board after it had been reviewed. He explained the option agreement, and it has been approved by town attorney. Board discussion began with what the right of way would be used for. Mr. Morris made a motion to accept this plan for public hearing. Seconded by McLeod. Passed 4-0. Mr. McLeod made a motion to approve the post office easement. Seconded Mr. Morris. Passed 4-0.

Radial Properties Office Building and Garage Facility (11-A-161) - Public Hearing 8 Ledge Road

Mr. Turner described the public hearing. The applicant has requested a waiver for 12' trees on the plan. Mr. Thorndike was concerned with the bottom of the roadway and wanted it to be flattened out. The revised plan shows it flattened out if the board accepts that. Mr. Morris made a motion to accept for public hearing. Seconded by Mr. McLeod. Passed 4-0. Mr. Carpenter read the department comments.

Mr. Turner stated that the Conservation Commission had concerns about floor drains, fueling operation, and water recycling. Those items are not on the current plan. He also stated that notes 4, 6, and 8 on pages 3 of 9 are excellent notes and should be made into signs and placed on the building. The notes are: all repairs done inside the building, hours of operation, noise levels. Notes 5 & 9 should placed on the construction sign near the entrance including the builder and contractor. He also stated that the guardrail would not hold back trucks, and the town should be not held liable.

Mr. Mark Gross, representing Radial Properties, further explained the plan and the flattening out the area as requested by Mr. Thorndike, and explained the driveway grades. The containment system and all floor drains are tied into a holding tank. The washing system is a self-contained system, and are all contained within the building similar to the used car lot on Route 111. All the information will be submitted with the building permit application. The oil container is built 4' below grade then a 4' wall. It is a watertight container. No fueling operation will take place on the site. Repairs for trucks would be done in the building and not stored outside. There are no petroleum-based products on the outside of the building

Mr. Glen Cairns, Radial Properties, stated that the containment areas are 1000 gallon to 3000-gallon steel tanks inside the containment area, and concrete walls are a secondary containment, and it will structurally sound.

Mr. Turner stated that Hydrologist study was done as requested by the Board. It should not have any effect on the houses upstream. Mr. Turner reconfirmed this information via telephone with Geo Technology. The cuts will be 15' deep.

Ms. Linowes read the minutes from the April 5 meeting regarding Radial Properties. Discussion ensued regarding drainage from the site, Mr. Gross explained the drainage, run off from the site, two detention basins, and they will be replacing existing stone culvert, off-site improvements will be done before occupancy.

The Board discussed the following issues: heavy trucks turning onto Route 111, left hand turn will slow down traffic, traffic light at this intersection soon, little activity by Radial Properties on Saturdays, traffic study addressed this issue, only conventional trucks on Saturday, only 2-3 trucks on a Saturday, and days of operation on note six. The applicant stated he did not want to limit hours any more than that.

Discussion continuing regarding the noise level will not exceed the zoning ordinance, lighting details were reviewed, sign is unlit, hydrology study has not been reviewed by Mr. Wilder, the closest house is 1000' away, there will be hard packed gravel area around the garage, guardrail, types of noises at what intervals, not a continuous noise, truck turning radius, trucks with oil leaks are not driven, pre and post testing of wells and foundations, and noise and air pollution recourse for neighbors.

Mr. Clement Edington, owner of the property across the street, stated that there is water drainage off this property and onto his property, there is no drainage on ledge Road in this area. His property is below Ledge Road grade. He has tremendous amount of problem with water. Discussion ensued regarding drainage, road grade at road entrance, and location of the two 1000' gallon propane tanks.

Mr. Turner stated the cross culvert is plugged and is eating away at Ledge Road. The applicant will restore the culvert. Mr. Gross explained the drainage and the flow will be reduced to Mr. Edington's property. The propane is on the other side of the road across from Radial Properties.

Mr. McLeod made a motion to approve the site plan with the following conditions: 1) yard is to be gated, 2) stone walls to be relocated or made available to the public, 3) revised driveway plans that Mr. Turner mention plans of records 4) off-site improvements before certificate of occupancy and to be paid for by the developer, 5) shrubs on sheet 9 will be shielding a federally approved steel guardrail, 6) construction and location of a cistern as approved by the fire department, 7) off-site drainage to include rip-rap down the slope per consideration of the owner, 8) dumpster hours to be 8:00am-5:00pm, 9) notes 4, 6, 8 be posted permanently on the building, 10) temporary construction sign at the entrance to be posted with the owners and contractors names and telephone numbers, 11) construction notes 5 & 7 to be posted during construction. Seconded by Mr. Morris. Discussion ensued regarding construction sequencing, floor drain detail as part of building permit. Mr. McLeod amended his motion to include no overnight idling of vehicles. Seconded by Mr. Morris. Passed 4-0.

Mr. McLeod made a motion to adjourn. Seconded by Ms. Linowes. Passed 4-0. Meeting adjourned at 11:40 pm.

Respectfully submitted,
Nancy Charland

