

PLANNING BOARD
JULY 12, 2000

ROLL CALL:

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

MINUTE APPROVALS:

The Board reviewed the May 31, 2000 minutes. Mr. Morris made a motion to approve the May 31, 2000 minutes as amended. Seconded by Mrs. Crisler. Passed 5-0.

The Board reviewed the June 7, 2000 minutes. Mr. Carpenter made a motion to approve the June 7, 2000 minutes as amended. Seconded by Mrs. Crisler. Passed 5-0.

The Board reviewed the June 11, 2000 site-walk minutes. Mr. Morris made a motion to approve the June 11, 2000 site-walk minutes as amended. Seconded by Mrs. Crisler. Passed 5-0.

CORRESPONDENCE:

Mr. Wilder reviewed the following correspondence.

- Letter from Frank and Mary Johnson regarding Johnson's Highland View Farm zoning;
- A legal notice regarding a public hearing for a comprehensive economic development strategy plan for Rockingham County;
- Letter from DES regarding state laws regulating large groundwater and water use registration and reporting requirements;
- Newsletter from the Citizens for NH Land and Community Heritage;
- Memo from Glenn Greenwood, RPC, regarding the availability of planning assistance grant funds;
- Letter from Philip Currier of Currier & Currier regarding the Heights of West Windham;
- Letter from Mr. Turner in response to Philip Currier;

ROAD BONDS:

Mr. Turner reported on the \$569,257 road bond for Fletcher and Corliss Roads and recommended accepting the bond. Mr. Carpenter made a motion to accept the \$569,257 bond. Seconded by Mrs. Crisler. Passed 5-0.

Mr. Turner reported on the \$289,004.40 road bond for Morrison Road to Hancock Road and recommended accepting the bond. Mr. Morris made a motion to accept the \$289,004.40 bond. Seconded by Mrs. Crisler. Passed 5-0.

Mr. Turner reported on the \$128,948 road bond for the off-site improvements to Marblehead Road and recommended accepting the bond. Mr. Carpenter made a motion to accept the \$128,948 bond. Seconded by Mr. Morris. Passed 5-0.

Mr. Turner reported that Carr Hill, Coventry, and Grandview Roads have been inspected and is ready for a bond reduction. The Town has escrowed \$926,512 and recommends a partial release of \$182,906 and retain \$743,606 for the remainder of the project. Mr. Morris made a motion to release \$182,906 and retain \$743,606. Seconded by Mrs. Crisler. Passed 5-0.

Mr. Turner reported on the \$115,369 road bond for Settlers Ridge Road and recommended accepting the bond. Mr. Morris made a motion to accept the \$115,369 bond. Seconded by Mrs. Crisler. Passed 5-0.

Mr. Turner reported on the \$41,417 road bond for Lexington Road and recommended accepting the bond. Mrs. Crisler made a motion to accept the \$41,417 bond. Seconded by Mr. Carpenter. Passed 5-0.

Mr. Turner reported that Nottingham Road has been inspected and ready for a bond release. The Town has escrowed \$6,400 and recommends a release of \$6,400. Mrs. Crisler made a motion to release \$6,400 and recommend to the Selectmen to accept the road as a town road. Seconded by Mr. Carpenter. Passed 5-0.

PUBLIC HEARINGS:

Rosewood Estates Open Space Development and Special Permit - 17 lots (2-A-275 & 300) Public Hearing Continued 20 & 24 Beacon Hill Road

Mr. Turner explained the revised concept plan showing 17 lots for a conventional subdivision outside the WWPD; it will need one driveway easement. Discussion ensued regarding the number of lots and the need for a driveway easement. Mr. Wilder read Mr. McLeod's comments. Discussion ensued regarding WWPD and adding documents to the record. Mr. Zhodi explained Mr. Thorndike's engineering of the plan; he came up with 17.999 lots. Mr. Zhodi further explained the plan. Attorney Mason, representing the applicant stated he had been at the meetings and site walk. The plan has gone through the process. After the site-walk, the issue of the number of lots was brought up. The plan was reviewed at the staff level and the driveway locations were addressed then. Then at the last meeting at the 11th hour, the number of lots issue came up again. The plan has been reviewed by the staff. He stated that he supports the open space development.

Mr. Morris made a motion to approve the Rosewood Estates open space development with the following conditions: intersection grades on Beacon Hill Road at stations 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 constructed as per the fire department, wooden guardrails at the wetland crossing which meet

federal guidelines, 24' road width with a final 100' of Tarbell Road 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, setting and bonding of the bounds, covenant to be reviewed and approved by the town attorney. Seconded by Mrs. Crisler.

Discussion ensued regarding amending the motion. Mr. Morris amended his motion to include with off-site improvements be built and bonded prior to the issuance of five building permits or of any occupancy permits. Prior to any driveway relocation or reconstruction the applicant will meet with the owners and a representative of the Town of Windham to explain the work. Seconded by Mrs. Crisler.

Discussion ensued regarding the waivers. Mr. Morris amended his motion to grant the waiver of a 62.5' cul-de-sac radius, driveways to be roughly located with latitude from Mr. Turner provided there is no WWPD impact from the existing plan, include a 40' right-of-way easement, utilities to be 8' off the pavement, no cutting of trees within 20' off the right-of-way except for driveways. Seconded by Mrs. Crisler.

Discussion ensued regarding traffic load, entry way onto Beacon Hill Road creating a somewhat hazardous situation, excessive speeding on Beacon Hill Road, and striping the road. Mr. Mason stated that the applicant does not have a problem striping the road. He also stated that during the site-walk Mr. Carpenter was the fastest car going down the road. The police and the Highway Safety Committee have reviewed the plan and did not have a problem with it. Mr. Carpenter responded that he found Mr. Mason's comments absurd and insulting.

Discussion ensued regarding the striping of the road. Mr. Morris amended his motion to include the single-striping Beacon Hill Road from the town line to East Nashua Road. Seconded by Mrs. Crisler. The Board reviewed the motion. Discussion ensued regarding the road width and the 100' flare. Passed 5-0.

Mrs. Crisler made a motion to grant the waiver to 602.7 to allow a right-of-way of 40'. Seconded by Mr. Carpenter. Discussion ensued. Passed 4-1. Mr. Wilder opposed because he did not feel the waiver was necessary.

Dunkin Donuts Reconstruction and Improvements (17-G-1)

Public Discussion

98 Indian Rock Road

Mr. Turner explained a public discussion and explained the plan including building size, parking lot, drive-thru location, and the potential of a connector to the abutting gas station. Past issues include failed septic system, litter in the wetlands, dumpster location, underground drainage system, and the wet spot on right hand side of driveway. Discussion ensued regarding the impact the highway would have to this property and the gas station. Highway construction will commence 2004.

Mr. Dan Corbus, engineer, addressed the trash issue. He also stated that the parking in the back area will be torn out and planted with grass, a grass slope in the back, a guardrail at the top, and will add catch basins. There would be no benefit of a treatment swale in the back because of the grades.

Discussion ensued regarding the wetland and restoring the wetland. The abutter has been contacted and they are not interested in connecting. Mr. Mike Quinn, property owner, stated that he was told there would not be a decision for 2 years on which properties will be taken for the

Route 93 project. He would like to expedite the plan. There will be three tenants: Dunkin Donuts, Subway, and a third non-named tenant. The reconfigured parking lot will give more parking using less space and the interior circulation pattern is more realistic.

Discussion ensued regarding the Board wanting a more comprehensive plan for deliveries, problems with large trucks parking, traffic entering and leaving Dunkin Donuts is a problem, the possibility of a center turn lane, application will need to include architectural renderings including elevations, colors, and signs, sending the plan to departments for review to include health department, NH DOT regarding a center turning lane.

Mr. Turner made the following suggestions: a fence around the dumpster, removal of pavement and fill in area adjacent to wetland, acceleration lane, deceleration lane, truck delivery, treatment swale issue, and a traffic study. Board discussed that speed be part of the traffic study, fence adequate for litter, drainage, watershed study, label drainage on the plan that goes through the property, and redirecting and treating the water coming onto the property.

Mr. Corbus described the drainage coming onto the property and where it ends up. The Board will be looking for shoebox lighting and no spillover to adjacent properties. The Board reviewed sending the plan out for department review and the required studies. The plan should also be sent to the Cobbetts Pond Village District. Mr. Corbus stated that there will be no baking on-site which will reduce discharge.

The Chairman reviewed the evening's agenda. Mrs. Crisler made a motion to open continue the Heights of West Windham to the August 2 meeting at 8:00 pm. Seconded by Mr. Carpenter. Passed 5-0. Mrs. Crisler made a motion to continue Cyr Lumber to the to August 2 meeting. Seconded by Mr. Carpenter. Passed 5-0.

Windham Terrace Revised Site Plan and WWPDP Special Permit (11-C-1101)

Public Hearing

3 Church Road

Mr. Turner explained that the plan meets the requirements and recommended it be accepted for public hearing. Mr. Morris made a motion to accept the plan for public hearing. Seconded Mrs. Crisler. Passed 5-0. The plan had a BOCA review. The plan had the following changes: reduce the size of the site sign, septic from pump to gravity, landscape will have minor changes, propane moved to back of building and underground, the loading and unloading area moved, the total WWPDP encroachment remains unchanged but is slightly shifted, some porches to be removed. Mr. Turner stated that these are minor changes.

Mr. Karl Dubay further described the changes. The sign will be reduced to 48" x 28"; it was 10' x 5'. He also shared recent photos. He stated that some of the 2nd story porches have been removed, a small walkway has been relocated to the back of building where it is more flat, the WWPDP impact is reconfigured but is not any closer to the brook, the silt fence system has been the same throughout the season, and it is in good condition.

Mr. Dubay introduced Ms. Kim Cummings, the executive director. She stated that she has been the executive director since April, is also the Windham Garden Club president, and is looking forward to having residents in the building by December 1, at the latest.

Discussion ensued regarding the sign color will be off-white with red lettering, the sign pole no higher than 12' high, the septic system change is because the kitchen moved, the rear loading area, a bigger dumpster enclosure, and a boulder wall to build the grade up, changing the guardrail to a wooden guardrail which meets federal guidelines, working with staff regarding the

guardrail, Church Road being a one-way road, Selectmen have decided not to take any action until the intersection is improved, short-term solutions, and the WWPD.

Mr. Jim Stuart, pastor of Windham Presbyterian Church, expressed his enthusiasm for Windham Terrace project. He stated that they are good neighbors and are cooperative.

Discussion ensued regarding elimination of the porches. Ms. Cummings explained that it decreased the lighting in some of the apartments, and they were removed as a safety issue. Some porches have also been removed from the first floor.

Mrs. Crisler made a motion to approve the request for a special permit for WWPD and approve the revised site plan as presented. Seconded by Mr. Carpenter. Passed 5-0.

Carr Hill Subdivision - 2 lots (1-A-121 & 122)

Public Discussion

Grandview Road

Mr. Turner explained the subdivision plan. Mr. Szemplinski further described the lots. The Carr Hill Subdivision was approved about 3 months ago, and at that time Mr. Szemplinski stated they would be back with this subdivision. Discussion ensued regarding driveway in the 30' setback, driveway location, moving a lot line, waiver to a lot size, drainage treatment swale, accessing the property over a wetland, common driveway, location of houses, and reasons not wanting to go over the wetland. Mr. Brian Harvey stated that they will do most of the building, though some of the lots will be sold. Discussion continued regarding siting houses and driveway as part of the approval process, relaxation of the subdivision rule, state fire code, working with staff regarding lot lines, driveway designs, and achieving a more pleasing layout not so close to each other and no easement.

Mr. Brian Harvey, H&B Homes, asked if shortening up the 100' lot line would be setting a precedent? Reconfiguring the line would be the best option and setting the stipulations. The Board is in favor of this.

The plan will be sent out to the fire department in regards to driveway widths and to the Conservation Commission in regards to wetlands. Discussion ensued regarding wanting a driveway profile for each driveway with concern to the side slopes and closeness to wetland, reconfiguring the lot lines to avoid a driveway easement, locating houses, garages, and driveway on the plan, and a waiver to straighten the lot line.

Mrs. Crisler made a motion to send the plan out as discussed. Seconded by Mr. Morris. Passed 5-0.

OTHER BUSINESS:

The Board discussed the Osgood Street site-walk. Russ Wilder received a letter from Babar Khan regarding Osgood Road and his property on Osgood Road. Ms. Linowes paraphrased the driveway portion of the letter. Discussion ensued regarding the driveway goes over town property, and if the road gets extended, there may be a week he will not have access to his home, and some grade adjustments will be needed in the future.

On Osgood Road, the original drainage easement will not be used, but it will get another one which will be a better solution. The stream is heavily silted as a result of this. Discussion ensued regarding a site-specific violation, check dam issue, deepening of the new treatment swale. Mr. Wilder further

explained. It should be reconfigured to hold more water than it currently does and bring it to the same level as the other one and field directed by Mr. Turner.

Mrs. Crisler made a motion to direct Mr. Turner to improve the storm water treatment system on Osgood Road as discussed to include check dams and deepening of the drainage. Seconded by Mr. Carpenter. Passed 4-0-1. Mr. Morris abstained because he recused himself on the vote of the development.

Mrs. Crisler stated that she gave Mrs. Charland has the revised land use section of the master plan.

Zoning changes will be discussed at the next weeks' meeting. Mrs. Crisler will not be present next week. Next week's presentation was discussed.

Mr. Carpenter made a motion to adjourn. Seconded by Mrs. Crisler. Passed 5-0. Meeting adjourned at 10:40 pm.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted,
Nancy Charland

