

**PLANNING BOARD  
SEPTEMBER 20, 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 - Excused  
Ross McLeod, Regular Member - Present  
Wayne Morris, Regular Member - Present  
Roger Hohenberger, Selectmen Alternate - Present

**MINUTES:** The Board reviewed the September 6 minutes. Mr. McLeod made a motion to approve the minutes. Seconded by Mr. Morris. Passed 4-0-1. Mr. Hohenberger abstained.

**CORRESPONDENCE:** Mr. Carpenter reviewed the following correspondence:

- Letter from the NH DOT regarding a meeting about the I-93 widening;
- Letter from Mr. Turner to Herbert Associates regarding Dunkin Donuts;
- Letter from Mr. Turner to Star Vector Corporation regarding site plan approval expiration;
- Bulletin from Citizens for NH Land and Community Heritage;
- Letter from Mr. Turner to the Tennessee Gas Pipeline;
- Brochure from UNH regarding State and Local Planning seminars;
- Historic District September 7, 2000 minutes;
- Letter from Pennichuck Water Works requesting a public hearing continuance to the October 4 meeting.

**ROAD BONDS:** Mr. Turner recommended (via memo) the following road bond actions:

Osgood Road - the Town has escrowed \$77,304, and Mr. Turner recommends a partial release of \$23,880 and to retain \$53,424. Mr. Hohenberger made a motion to release \$23,880. Seconded by Mr. Morris. Passed 5-0.

Beacon Hill Road - the Town has escrowed \$50,940, and Mr. Turner recommends a partial release of \$49,260 and to retain \$1,680. Mr. Morris made a motion to release \$49,260. Seconded by Ms. Linowes. Passed 5-0.

Nottingham Road - the Town has escrowed \$8,750 and Mr. Turner recommends a release of \$8,750. Mr. McLeod made a motion to release \$8,750. Seconded by Ms. Linowes. Discussion ensued. Mr. McLeod withdrew his motion. Seconded by Ms. Linowes.

Collins Brook and Lowell Roads - the Town has escrowed \$2,880 and Mr. Turner recommends a release of \$2,880. Mr. Hohenberger made a motion to release \$2,880. Seconded by Mr. McLeod. Passed 5-0.

## **NEW BUSINESS:**

Mr. Carpenter read a memo from the Conservation Commission regarding the Rockingham Recreational Trail. The Board discussed their position. Mr. Morris made a motion to send a letter to the Selectmen asking for two more weeks so the Board could get more information. Seconded by Ms. Linowes. Vote 4-0-1. Mr. Hohenberger abstained.

Mr. Morris reported on the meeting with the School Board.

## **OLD BUSINESS:**

Mr. Twarog, Assistant Planner, gave an update of the status of the Master Plan. Mr. Hohenberger made a motion for the Board to review the Master Plan once more before the public hearing. Seconded by Mr. Morris. Passed 5-0.

## **PUBLIC HEARINGS:**

### **Castle Reach Pump House (7-A-691) - Public Hearing Continued** **80 Searles Road**

Mr. Carpenter read letters from Attorney Mason and Attorney Campbell regarding the open-space covenants. Mr. Bruce Lewis, water supply engineer, Attorney Mason and the Board discussed the correspondence, number of pump houses, phase I & II, and the need of a community water system. Mr. Craig Francisco, Bedford Design Consultants, further explained the plan including the association, pump house, community water service, gravel road, and deeded easements.

Mr. Al Souma, 30 Morrison Road, questioned the effect of the pump house on the homes in the area, number of wells with all phases, and will Pennichuck sell the water to other places. The Board discussed the hydrogeology study. Mr. Souma stated that over 80 homes have been built in the area since 1990.

Mr. Michael Peterson, 60 Morrison Road, expressed his concerns for the deep wells, the number of homes to be serviced, private wells going dry, commercial facility in open space, and a concern for future wells.

Ms. Kathleen Winkelman, 19 Mockingbird Hill Road, stated her concern with the lack of adequate water supply in the area, and if she had a problem with her well could she join the community well.

Mr. Geoff Robertson, 7 Mitchell Pond Road, stated that he has run out of water twice in the past month; he has lived there two years, and this is the first time it has happened.

The Board discussed private wells vs. community wells, planning for a water supply, lighting, and water storage.

Mr. McLeod made a motion to approve the pump house with the following conditions: 1) Retain the hard-packed dirt/gravel as it is now on the road; 2) The wetlands impacts as noted in the dredge and fill application that went to the Conservation Commission be completed satisfactorily; 3) The lighting to be 60 watts, motion controlled, and shielded downward; 4) The abutters wells be tested before and after, and any problems be taken care of if the problems are traced back; 5) Secure a bond for the testing and fixing problems of abutters wells; 6) Construction of any water lines to the pumping station be bonded; 7) Construction of the pumping station itself be bonding including construction of any plumbing inside or around the pumping station; 8) Construction fencing placed around the edge of disturbed areas to avoid encroachment upon the WWPD; 9) Trail to Mitchell Pond be restored, disturbed areas be loam and seeded with an appropriate "field mix"; 10) Pole gate should be installed at station 12 25 to prevent unauthorized vehicles from entering the area; 11) The water is for the residents of the subdivision (38 homes). Seconded by Mr. Hohenberger.

Discussion ensued. The Board discussed the water mains go to the new intersection of Mockingbird Hill Road and continue to Jenny Hill Road, water treatment, water and all connections can only be within the 38-lot subdivision. Mr. McLeod amended his motion to include that water cannot be transported off the property, and water and connections shall be for and within the 38 home subdivision. Seconded by Mr. Hohenberger.

Mr. McLeod reread his motion. Mr. McLeod amended his motion to include that planning staff will decide a reasonable duration of the bonds. Seconded by Mr. Hohenberger. Passed 3-2. Mr. Linowes and Mr. Carpenter opposed. Ms. Linowes stated she did not have enough information to make an informed vote. Mr. Carpenter stated he did not think it was necessary to have a community well.

Mr. Morris made a motion to move the Covino and Strafford Site Plans to the next public hearing. Seconded by Mr. Hohenberger. Passed 5-0.

### **Castle Reach Open Space Subdivision - approximately 120 lots - Public Discussion Off Searles Road**

Mr. Twarog stated the planning staff's concerns include road widths, road profiles, phasing of the project, and a site walk. The Board stated it will need to see the conventional plan. Mr. Craig Francisco presented the road layout of the plan, discussed wells, and trails. Mr. Morris gave a map of the area trails for the file. The Board discussed road widths, a site walk, and road design.

Mr. Michael Peterson, 60 Morrison Road, stated his concerns for the transition to Morrison Road that is 22' wide, speed on Morrison Road, traffic, and drainage.

*Ms. Linowes left the Board.*

Mr. Al Souma, 30 Morrison Road, stated his concern with the phasing of the homes. Mr. Francisco explained the phasing. The Board discussed phasing, connection to Morrison Hill Estates, and a recreation field. The Board will schedule site walk at next week's workshop meeting.

### **Semiconductor Circuits Sign (18-L-400) - Public Hearing 49 Range Road**

Mr. Twarog explained the plan for the sign. Mr. Morris made a motion to open for public hearing. Seconded by Mr. McLeod. Passed 4-0. The Board discussed parking, sign location, illumination, and tree cutting. No public comment. Mr. Hohenberger made a motion to accept the Semiconductor Sign as presented. Seconded by Mr. McLeod. Passed 4-0.

### **Toni's Edible Art Site Plan (2-A-600) - Public Hearing 117 North Lowell Road**

Mr. Twarog explained the site plan. Mr. Morris made a motion to open for public hearing. Seconded by Mr. McLeod. Passed 4-0. Mr. Andrew Dickenson, owner, explained the zoning, other businesses in the area, former business on the property, and customers will be by appointment only. The Board discussed lighting, ZBA approval, traffic flow, and line-of-sight.

Mr. McLeod made a motion to approve the site plan with a condition that the floodlights be shielded. Seconded by Mr. Hohenberger. Discussion ensued. Mr. McLeod amended his motion to include the site plan review waivers, and to work with the staff to lower the sign. Seconded by Mr. Hohenberger. Passed 4-0.

**Fieldstone Woods (22-R-10,000) - Public Discussion**

**Off Squire Armour Road**

Mr. Twarog explained the conceptual plan. Mr. Kurt Meisner, Meinser-Brem Corp, presented the plan including a future easement deeded to the town, the conventional plan has 32 lots, trails, road length, potential connection to Settler's Ridge, and not connecting to Brookdale Road.

Mr. Fred Murdock, abutter, likes the open space plan, but stated it was unrealistic to connect to Salem because of the land slopes in the area. He is also concerned with the use of off-road vehicles on Spear Hill Road. The Board discussed Spear Hill Road, right-of-way, trails, road slopes, drainage, exceeding maximum road length, and the number of lots. Mr. Murdock stated that the Board should discuss the trails with the fire and police departments because the area is inaccessible and he is concerned with fire and vandalism. The Board discussed trails and lessening the WWPD impacts.

Mr. McLeod made a motion to adjourn. Seconded by Mr. Morris. Passed 4-0. Meeting adjourned at 11:00 pm.

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

Respectfully submitted,  
Nancy Charland

