

Planning Board Minutes of June 13, 2001

ROLL CALL: Alan Carpenter, Chairman - Present

Ross McLeod, Vice Chairman - Present

Lisa Linowes, Secretary - Present

Margaret Crisler, Selectmen Member - Present

Walter Kolodziej, Regular Member - Excused

Wayne Morris, Regular Member - Present

Russ Wilder, Regular Member - Present

Lee Maloney, Alternate - Present

Roger Hohenberger, Selectmen Alternate - Present

Ms. Maloney replaced Mr. Kolodziej on the Board.

CORRESPONDENCE:

Mr. Carpenter reviewed the following correspondence:

Memo to Board from Al Turner concerning road bond for Osgood Street. The Board discussed this issue. Mrs. Crisler made a motion to take the road bond for Osgood Street for the following reasons: 1) The developer has stopped communication with the Town of Windham, has changed his telephone number, refused his mail, and has in the CEA's opinion abandoned the project; 2) There are people living on Osgood Street, and the road needs to be finished to approved plans; 3) The site is in violation of state and local regulations and needs immediate attention to stabilize the drainage systems and road embankments; and 4) The time has expired to complete this subdivision and the developer has not requested an extension. Mrs. Crisler amended her motion to include the developer's name and address: Michael Kazanjian, 20 Ingalls Court, Methuen, MA 01844. Seconded by Mr. McLeod. Passed 6-0;

Communications from the Police Chief and Fire Chief referred to Attorney Bernie Campbell.

NEW BUSINESS:

Mr. McLeod addressed the Board about the trail from Heritage Hill Road to school property. The Board discussed the issue of being very specific during the approval process on what kind of trails and trail widths that they want. The Board questioned Mr. Turner about the

Town issuing fines for tree cutting violations. Mr. Turner discussed the options of enforcement with the Board. Mr. Turner described the current situation on the access trails to school property from Heritage Hill Road.

SITE PLAN AMENDMENTS:

Site Plan Amendments Public Hearing started at 7:35 pm. *Mr. Morris joined the Board.*

Section 915 - Motion made by Mr. McLeod to delete the proposed Section 915. Seconded by Ms. Crisler. Passed 6-0.

Section 1001 - Public comment began with Mr. Sam Nassar. He questioned whether temporary erosion control measures would be required for all sites.

Mr. Ron Coish expressed his concerns about the proposed amendment.

Motion made by Mr. Wilder to insert the words “site and road” after the word “Prior” at the beginning of the second sentence. Seconded by Ms. Maloney. Passed 7-0.

Section 1002 - Mr. Nassar was concerned about where the street right-of-way (ROW) starts.

Motion made by Mr. McLeod to insert the words “and fifteen (15) feet wide” after the words “thirty (30) feet in length” in the second sentence and to change the words “the public” in the third sentence with the words “a paved.” Seconded by Mr. Morris. Passed 7-0.

Section 1003 - Mr. Hohenberger explained why he suggested adding this section.

Mr. Nassar asked for clarification on this section.

Motion made by Mrs. Crisler to keep Section 1003 as amended to include the word “Residential” after the word “designated” in the first sentence. Seconded by Ms. Maloney. Passed 7-0.

Section 1101 - No public comment.

Section 1102 - No public comment.

Section 1103 - No public comment.

Section 1201 - Comment read by Mr. Carpenter from Mr. Tom Case.

Section 1202 - Comment read by Mr. Carpenter from Mr. Tom Case.

Section 1203 - Ms. Linowes questioned the word disapprove. No public comment.

Section 1206 - No public comment.

Section 1301 - Board discussed this section in detail.

Mr. Nassar asked if the public could also revise non-posted amendments.

Motion made by Mr. McLeod for Section 1301 to change to and “to provide for harmonious and aesthetically pleasing developments.” Seconded by Mr. Morris. Passed 7-0.

Section 1303.1 - No public comment.

Sections 1304 to 1306.4.3 - No public comment.

Section 1307.2 - Mr. Nassar commented on urban sprawl and diversity and that Section 1307 demands that new construction will not be diversified.

Section 1309.2 - No public comment.

Section 1309.3 - No public comment.

Public comments on changes made from May 30, 2001 Public Hearing - Mr. Case commented on Section 210. He asked whether two-family residential dwellings are allowed in open space developments (Section 304). He also commented on Sections 901, 902, and 904. He comments that the entire site plan amendments should be posted. He questioned whether regulating 1 and 2 family dwellings in open space developments is legal.

Mr. Nassar Commented on Section 702. He believes that trials should be removed.

Motion made by Mr. McLeod to adopt document as amended with the exception of Sections 1003 and 1302 to be posted and scheduled according to RSA dictates rules for posting. Seconded by Mr. Morris. Passed 7-0.

The meeting changed from Public Hearing to Workshop at 9:40 pm.

CIP Discussion - Ms. Linowes explained the history of CIP rates and the effect on the budget. Committee and Board discussed total budget. CIP Committee asked the Planning Board for guidance on what rate the Planning Board prefers and what type of projects are preferred if any.

The Planning Board members stated that they felt the rate could be flexible depending on the budget and the requested projects. The Planning Board indicated that 1) conservation land funds, 2) roads and bridges, and 3) Master Plan Land Use recommendations Chapter 1 should be priorities.

The Planning Board will appoint CIP members on June 27.

Mr. Wilder made a motion to adjourn. Seconded by Ms. Linowes. Passed 7-0. Meeting adjourned at 10:50 pm.

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

Respectfully submitted, Eric Twarog