

# **Planning Board**

## **Minutes of June 26, 2002**

### **BOARD ROLL CALL:**

Ross McLeod, Chairman - Excused

Wayne Morris, Vice Chairman - Present

Lee Maloney, Secretary - Present

Roger Hohenberger, Selectmen Member - Excused

Walter Kolodziej, Regular Member - Excused

- Lisa Linowes, Regular Member - Present

Russ Wilder, Regular Member - Present

Nancy Prendergast, Alternate Member - Excused

### **CONSERVATION COMMISSION ROLL CALL:**

James Finn, Chairman - Present

Tom Seniow, Regular Member - Present

### **DEVELOPER REPRESENTATIVE:**

Steve Haight, Herbert Associates

### **MINUTES:**

The site walk was called to order at 6:00 PM at the Squire Armour cul-de-sac.

### **Path Followed:**

The attendees walked into the woods at the end of the Squire Armour cul-de-sac and proceeded along the marked center of the proposed road to the proposed end-of-road. The attendees continued past the proposed cul-de-sac to each of the 5 marked well locations. At the last well location, the attendees followed the woods trail abutting the property constructed as part of the Fieldstone subdivision.

### **Site Walk Observations and Notes:**

The application is a proposed 5-lot open-space subdivision to be constructed on the parcel at the end of the Squire Armour cul-de-sac. The parcel is approximately 14.2 acres of which 9.461 are slated as open space (conservation) land.

The length of the proposed road is approximately 500 feet and currently planned as a 28' wide road. The planning board discussed going to a narrower road width given the number of homes and the short length of the proposed road.

At the cul-de-sac, Mr. Haight stated that the land would be raised 6' above grade with a 3-to-1 slope per town regulation. Mr. Wilder discussed a 2-to-1 slope to limit further impact on the wooded area. A guardrail may be required at the steeper slope.

The attendees observed the proximity to I93 and the noise level from the road. There was discussion regarding possible construction of sound barriers.

The attendees observed the wetland boundary flags and noticed that several edge-of-wet flags were placed within wet areas.

The attendees observed 1) the natural drainage areas, 2) the proposed drainage for the subdivision and 3) possible drainage sites for the I93 reconstruction

The radius on each well will be 75'. The attendees discussed the well drilling rigs and the impact on the forested areas when the drilling rigs cut.

Mr. Wilder noted the maturity of the forest with the very high canopy and reduced ground growth. The attendees discussed efforts to preserve trees where possible and the waiver on showing 12" diameter trees.

The site walk ended at 6:50 PM.

These minutes are submitted in draft form and have not been approved by the Planning Board.

Respectfully,

Lisa Linowes, Windham Planning Board

## **ROLL CALL:**

Ross McLeod, Chairman - Present Wayne Morris, Vice Chairman - Present

Lee Maloney, Secretary - Present Roger Hohenberger, Selectmen Member - Excused

Walter Kolodziej, Regular Member - Present Lisa Linowes, Regular Member - Present

Russ Wilder, Regular Member - Present Nancy Prendergast, Alternate - Excused

Alan Carpenter, Selectmen Alternate - Excused

## **WORKSHOP:**

The Planning Board met with 3 members of the Historic District Commission: 1) Patrick Schena, 2) Carol Pynn; and 3) Nim Stolz. Discussion included synthetic siding, town buildings in the town center, Simpson cellar hole, Searles Chapel, and the Union Hall on Anderson Road. Suggestions for seeking to prohibit synthetic siding included amending the HDC regulations, addressing at the architectural/design review stage, and developing preservation guidelines with the Planning Board. Staff suggestions included HDC develop the ordinance/guidelines, review with the Planning Board in regards to zoning amendments, and consideration of area adjacent to historic districts (perhaps a buffer) i.e. consider impact of Village Center District with town center.

The Board discussed the Route 111 and I-93 potential zoning changes. Corridor and Lane Use Plan -- Discussion Draft is below.

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

Respectfully submitted, Nancy Charland

## **CORRIDOR AND LAND USE PLAN - Discussion Draft**

### **Route 111 and I-93 Exit 3**

**Study Area:** Route 111/Route 111A Corridor from Wall Street to Searles Road. Intersection and Approach Corridors

**Situation:** The New Hampshire Department Of Transportation (NHDOT) has plans to reconstruct and expand Route 111 and Route 93 through the study area. The Town of Windham Planning Board recognizes these highway projects as having a tremendous impact on [the Rt. 111/111A intersection, its approaches, and the existing](#) character of Windham. The Planning Board accepts its duty to review these impacts, to gather information from the citizens and business owners and to plan for these changes with well thought out methods and schemes to preserve the character and quality of life in Windham. The following issues need to be studied and [improved/addressed](#);

[Large volumes and nature of increased traffic flows](#)

[Unfriendly pedestrian environment/Accommodations for non-vehicular traffic](#)

[Poor/Inappropriate access management strategies](#)

[Loss of Visual impact - street trees, signage, etc.](#)

[Untreated Environmental impact - drainage, water quality, etc.](#)

[Other?](#)

**Objectives:** To [improve and better manage project impacts within the corridor impacts by/to:](#)

[Ensure Safe and efficient movement of vehicles and pedestrians](#)

Respond to the needs of [the Windham's](#) citizens and business owners

Protect the watersheds of Canobie and Cobbetts Pond

[Encourage the P](#)reservation of Windham's [unique](#) character

[Encourage the C](#)onservation of historic [landmarks and](#) structures

Improved [traffic flow and](#) access [management along the corridor](#)

[Promote A](#)ppropriate land uses

[Provide for Promote proper](#) aesthetics and quality of life, [consistent with Windham's character](#)

**Plan:** Provide a plan to meet the objectives of the corridor study. [including, as appropriate:](#)

Re-zonings

Curb cut [and access](#) management [policies](#)

[CR](#)ecommended locations for cross walks and side walks

[Replace Provisions for the replacement of](#) lost street trees [and other natural amenities](#)

[New Requirements for new](#) storm water [drainage and](#) treatment

[Continued Guidelines for continued](#) architectural review

[Provisionsde for](#) new access roads and connections

[Provisions forde](#) gateway treatments to [away impacted](#) neighborhoods

*Other?*

### **Opportunities and Considerations:**

[Previous rezoning](#)

[Isolated development 'island' between the](#) proposed ['barrels' of I-93](#)

[Negotiations for landscaping, amenities,](#) and design concessions [in project description](#)

[Relocation of dislocated businesses](#)

[New NHDOT curb cut and traffic signal locations](#)

*Other?*