

Planning Board Minutes of July 10, 2002

ROLL CALL:

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

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

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

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

Alan Carpenter, Selectmen Alternate - Excused

Mr. McLeod opened the meeting at 7:30 pm.

MINUTES:

Ms. Maloney made a motion to approve the June 19 minutes. Mr. Hohenberger seconded. Passed 4-0.

Mr. Wilder joined the Board.

Mr. Morris made a motion to approve the June 26 site walk minutes. Ms. Maloney seconded. Passed 4-0-1. Mr. Hohenberger abstained.

Ms. Linowes joined the Board.

Mr. Wilder made a motion to approve the June 26 minutes as amended. Mr. Maloney seconded. Passed 5-0-1. Mr. Hohenberger abstained.

CORRESPONDENCE:

Special Places newsletter;

Letter from Attorney Campbell regarding Nikitas administrative appeal to the ZBA. Discussion ensued regarding a rehearing. Mr. Hohenberger made a motion to have Mr. McLeod represent the Planning Board at the appeal hearing with the ZBA regarding Lakeview Farm decision. Ms. Linowes seconded. Passed 6-0.

OLD BUSINESS:

The Board discussed the Ledge Road resurfacing has been completed, workshop topics, and Route 111 lane widths.

Ms. Prendergast replaced Mr. Kolodziej on the Board.

PUBLIC HEARINGS:

Hadleigh Woods Site Plan - 62 units elderly housing - (3-B-265) - Public Hearing Continued

Bissell Camp Road

Mr. Warren gave an overview of the plan, special permits, and outstanding issues. The Board discussed accessibility and Note 30. Attorney Peter Bronstein addressed the Board regarding no problem with removing Note 30, all units handicapped adaptable, affordability, \$174,900 base price, 1-bedroom units, \$1000 per building for emergency response, no problem with proposed amendments, and Lot 200 identify trees larger than 12". Discussion ensued regarding remaining affordable, inability to combine units, and no exterior changes allowed. Mr. Jack Szemplinski, Benchmark Engineering answered questions regarding the septic systems.

Mr. McLeod read a letter from Mr. Patrick Schena, Historic District Commission Chairman. Discussion ensued regarding trees and catch basins. Mr. Brian Harvey, H&B Homes, distributed plans for ADA adaptability and bathroom size. Discussion continued regarding affordability, rental units, number of bedrooms, \$31,000 towards emergency response, market driven, 2-bedroom cost slightly over \$200,000, landscaping, adaptability, all units at grade, private walking trails, vortex system, deep sump catch basins, condo fees, salt, and affordability. Mr. Tom Case spoke of resale value. Attorney Bronstein stated that 10% would remain as 1-bedroom units for \$174,900 and 2-bedroom units at \$199,000. Discussion ensued regarding signs, mailbox location, gravel trails, and owner occupied units.

Mr. Hohenberger made a motion to approve the Hadleigh Woods 62 units using the letter from Soule, Leslie & Kidder dated July 10, 2002, all items 1-11 with changes to item 9 and 10. Item 9 base price \$174,900 for 1-bedroom units and \$199,000 base price for 2-bedroom units. Item 10 remove the last line that states "market forces will determine how many units are 1-bedroom only" and replaced it with "6 units or minimum of 10% will be preserved as 1-bedroom units". Also include item 8 from staff recommendation "Section 9 of the applicant's submitted condominium document be changed to preclude any amendment to the Elderly Covenants provisions without the expressed approval of the Town of Windham," Town Council to review all condominium covenants prior to approval, setting of bounds, deep sump modified catch basins with staff review, submit landscape plan to staff showing triple the current amount of trees shown, subject to the revised floor layout submitted July 10, 2002, and no exterior additions except for ADA accessible features. Ms. Maloney seconded. Passed 6-1. Ms. Linowes opposed.

Mr. Morris made a motion to approve the special permit for the construction of the proposed Hadleigh Road within the WWPD with the exception of grass instead of riprap citing the reasons in the letter of the June 4, 2002 Benchmark Engineering letter. Ms. Prendergast seconded. Passed 7-0.

Mr. Wilder made a motion to approve the special permit for the construction of 2 treatment swales within the WWPD citing the reasons in the letter of the June 4, 2002 Benchmark

Engineering letter. Mr. Hohenberger seconded. Mr. Szemplinski addressed prior approved special permits. Passed 7-0.

Mr. Morris made a motion to approve the special permit for the installation of the required pump house within the WWPD as illuminated in the June 4 letter. Ms. Maloney seconded. Passed 7-0.

Ms. Prendergast made a motion to approve the special permit for the installation of gravel walking paths within the WWPD citing reasons in the June 4 letter. Ms. Maloney seconded. Passed 7-0.

Ms. Maloney made a motion that the final plans must show all trees 12" on lot 3-B-200. Mr. Wilder seconded. Passed 5-2-0. Ms. Linowes and Mr. Hohenberger opposed.

Mr. Wilder made a motion to continue Kirata Subdivision and Sargent Special Permit to July 24 at 8:30 pm. Ms. Maloney seconded. Passed 7-0.

Attorney William Mason stated Castle Reach would allow the extension. Mr. Wilder made a motion to continued Castle Reach to July 24 at 8:00 pm. Ms. Prendergast seconded. Passed 7-0.

Mr. Turner stated the Whispering Winds Lot Line were complete and recommended them for public hearing. Discussion ensued regarding purpose of the lot line adjustment. Mr. Hohenberger made a motion to accept the Whispering Winds Lot Line and continue to the July 24 meeting at 8:00 pm and subject to the eventual granting of the waivers. Attorney Mason spoke to the Board regarding the time constraints. Ms. Maloney seconded. Passed 4-2-1. Mr. Morris and Ms. Linowes opposed. Mr. Wilder abstained.

Mr. Turner recommended the Whispering Winds Site Plan be accepted for public hearing. Mr. Hohenberger made a motion to accept for public hearing pending approval of waivers and move it to the July 24 at 8:00 pm. Ms. Prendergast seconded. 4-2-1. Mr. Morris and Ms. Linowes opposed. Mr. Wilder abstained.

Scott Subdivision - 2 lots (7-A-420) - Public Discussion

18 Netherwood Road

Mr. Warren explained the 2-lot subdivision including location, acreage, WWPD impact, and lot numbering. Mr. Zohdi, Herbert Associates, further described the subdivision including existing house and WWPD. Discussion ensued regarding Castle Reach and no more development in the area with out another way out, WWPD, septic, and test pit information.

Public input began with Mr. Sam Nassar, Searles Road, discussed the seconded access, a paper road, Searles Road, his traffic study, and traffic not an issue on Searles Road.

Discussion ensued regarding Searles Road and Route 111 intersection is in failure. The Board discussed sending the plan out for comment to the fire department, police department, Conservation Commission, Highway Agent, and the assessor (lot numbering scheme).

Ledge Road Staging Area Grading (11-A-161) - Public Hearing

8 Ledge Road

Mr. Turner explained the plan is complete and recommends it for public hearing. Mr. Wilder made a motion to accept the Ledge Road Staging Area Grading Plan for public hearing. Mr. Hohenberger seconded. Passed 7-0. Mr. Turner further discussed the site, it is currently under development, stockpile area, WWPD, waiver of 12" trees, no lighting, signage, or additional structures.

Mr. Mark Gross, MHF Design, further described the project including construction, drainage, rock berm, elevation, and no additional traffic. Mr. Glen Cairnes, Radial Properties, stated the area will be used for storage of materials and will park trucks and equipment also. Discussion ensued regarding abutters view, slopes, time frame for completion, buffer requirement of 50', dust control, hours of operation, noise, abutters, original approval, 6:00 am-7:00 pm approved hours of operation with occasional after hours use, no moving of heavy equipment at night, no lighting plan presented, and noise levels.

Mr. Wilder made a motion to approve the site plan as presented and will have the hours of operation same as on original site plan and to remove point on the proposed fill and pull back to a 50' set back. Mr. Morris seconded. Passed 5-2. Ms. Linowes and Mr. McLeod opposed.

Mr. Wilder made a motion to approve the waiver of section 702 location of single trees with diameter of 12". Mr. Hohenberger seconded. Passed 7-0.

Mr. Morris made a motion to adjourn. Ms. Maloney seconded. Passed 7-0. Meeting adjourned 11:10 pm.

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

Respectfully submitted, Nancy Charland