

**PLANNING BOARD MINUTES
DECEMBER 1, 1999**

ROLL CALL:

Keith Goldstein-Chairman-Present
Russell Wilder-Vice Chairman-Present
Annette Stoller-Secretary-Present
Margaret Crisler-Selectman- Present
Galen Stearns-Selectmen's Alternate-Present
Walter Kolodziej-Regular Member-Present
Wayne Morris-Regular Member-Present
Bernie Rouillard-Regular Member-Present
Alan Carpenter-Alternate-Present
Fred Noyles-Alternate-Present
Betty Dunn-Alternate-Present

Mr. Goldstein read a letter from the Board of Selectmen, dated November 2, asking for three reports: 1) master plan; 2) CIP; 3) Planning Board. Mr. Goldstein will prepare #2 and #3. Mr. Wilder will prepare #1. The reports are due to the Planning Board by December 15 and to Town Hall by December 17.

ROAD BONDS:

Mr. Turner reported that Castle Hill Road has been inspected and ready for a bond reduction. The Town has escrowed \$62,556 and recommends partial release of \$47,827.20 and retain \$14,728.80 for the remainder of the project. Mr. Morris motioned to release the \$47,827.20 and retain \$14,728.80 and Mr. Rouillard seconded. Passed 7-0.

Mr. Turner reported that Heritage Hill and Timberline Road has been inspected and ready for a bond reduction. The Town has escrowed \$474,706.20 and recommends partial release of \$128,085 and retain \$346,621.20 for the remainder of the project. Mr. Morris motioned to release the \$128,085 and retain \$346,621.20 and Mr. Rouillard seconded. Passed 7-0.

Mr. Turner reported that Locksley Road has been inspected and ready for a bond reduction. The town has escrowed \$228,198 and recommends a partial release of \$80,901 and retaining \$147,297 for the remainder of the project. Mrs. Crisler motioned to release \$80,901 and retain \$147,297 and Mr. Kolodziej seconded. Passed 7-0.

Mr. Turner reported that Sherwood Road has been inspected and ready for a bond reduction. The Town has escrowed \$21,322 and recommends partial release of \$2,999 and retain \$18,323 for the remainder of the project. Mr. Morris motioned to release the \$2,999 and retain \$18,323 and Mr. Rouillard seconded. Passed 7-0.

Mr. Turner reported that Blossom Road has been inspected and ready for a bond reduction. The Town has escrowed \$16,897 and recommends partial release of \$2,880 and retain \$14,017 for the remainder of the project. Mr. Rouillard motioned to release the \$2,880 and

retain \$14,017 and Mr. Wilder seconded. Passed 7-0.

CORRESPONDENCE:

Memo from Mr. Turner outlining the proposed zoning amendments deadlines. Copies of the proposed amendments will be sent out to Board members before next week's meeting. A motion was made for the Board to meet next Tuesday, December 7 and Wednesday, December 8 to discuss the proposed zoning petitions and amendments. Passed 6-0-1. Mr. Kolodziej abstained.

Letter from Mr. Peter Zhodi, Edward Herbert Associates, Inc., requesting a site plan review for Whispering Winds site plan. Mr. Goldstein requested to see an exterior elevation of the plan.

A brochure from Sierra Computer Systems for a Planning for the Future Conference to be held in Reno, Nevada on April 10, 2000.

A brochure for "Land Use Law Update in New Hampshire" seminar for February 15, 2000 in Concord, NH.

Memo from David Sullivan, Town Administrator, regarding the temporary signs for Searles School. Mr. Wayne Bailey explained the need of the temporary sign. The item will be placed on the December 15 agenda, and the Historic Commission will be invited to attend that Planning Board meeting.

Letter from Rockingham Planning Commission regarding large groundwater withdrawal meeting.

An agreement for professional planning assistance in support of the Town of Windham Planning Board from the Rockingham Planning Commission. Mr. Goldstein will complete and return it to Mr. Turner.

Memo from the Historic District/Heritage Commission with two issues voted on and passed by the Commission: 1) change the member of the Commission from seven members to five; 2) to ask the town owned lot 25G-50 to become a historic district.

BUSINESS:

Mrs. Crisler reported to the Board about a conference she attended called "New Hampshire's Changing Landscape" the study of population growth, land use conservation, and resource fragmentation in New Hampshire. She has interest postcards; if anyone is interested, contact her.

Mrs. Crisler reports that Pelham's incinerator failed, and the State will be shutting it down. Waste Management, Inc. has offered a proposal to Pelham to become the regional center for collection and processing of garbage. Pelham is not leaning towards this proposal. Mrs.

Crisler will be attending more meetings in the future regarding this and will keep the Board informed.

MINUTE APPROVALS:

Ms. Stoller made a motion to approve the October 13 minutes with changes and seconded by Mr. Wilder. Passes 5-0-2. Mr. Rouillard and Mr. Kolodziej abstained.

Mrs. Crisler made a motion to approve the October 20 minutes and seconded by Ms. Stoller. Passed 5-0-2. Mr. Rouillard and Mr. Kolodziej abstained

The October 27 and November 3 minutes were tabled. To be relooked at by Mrs. Crisler and Ms. Stoller.

Mr. Morris made a motion to approve the November 17 minutes with corrections and seconded by Mrs. Crisler. Passes 5-0-2. Mr. Wilder and Mr. Rouillard abstained.

Mrs. Crisler made a motion to open Price Waterhouse Manufacturing Facility public discussion and move it to the December 15 agenda and seconded by Mr. Rouillard. Passed 7-0.

PUBLIC HEARING:

JACKSON SUBDIVISION (1-A0100/400) 35 LOTS - PUBLIC DISCUSSION CONTINUED

148 Londonderry Road

Mr. Turner described the proposed subdivision including road, poor water pressure, and a deep open well which has been fenced in for safety reasons. Grandview Road has a 12-14' wide cul de sac; a current standard is 28' wide. An extensive traffic study and a drainage study have been done on this area. The area is 67 acres with smaller lots because of decent soil, no wells, and few wetlands. Each lot meets the minimum 50,000 square foot requirement.

Mr. Szemplinski from Benchmark Engineering described the ledge cuts at Coventry and Carr Hill Roads and the waivers to be requested. The Board had further discussion about fire hydrants vs. cisterns, water pressure, and water suppliers.

Mr. Goldstein read a letter from Pamela Ludwig, 13 Grandview Drive, which described her concerns about the water pressure in the area and the possible effect 35 new homes would have.

Discussion continued about potential plans for water and water pressure in the area. Mr. Szemplinski further described how the project was to be done in three phases and the waivers to be requested. The Board then discussed the length of Grandview Road.

Mr. Goldstein read a letter from Patricia Rooney from 10 Grandview Drive, which described her concerns about the low water pressure.

Public comments began with Paul Sullivan, 7 Coventry Road, describing his concerns: 1) safety; 2) blasting near wells. He requested appropriate signage, i.e. speed limit, children at play, and stop signs. Mr. Sullivan's well is 40' from the ledge to be blasted. He has spoken to the builder and the builder agreed to insurance and fixing any damage. The builder has also agreed to restore the cul de sac area and driveway. He also requested more information about drainage in the development and greater detail to the detention ponds.

Mary Howard, 12 Coventry Road, offered her concern for the extensive stonewall, wildlife, the safety of small children, and how the area would look once complete.

Kathy Levitt, 153 Londonderry Road, had concerns of the subdivision impact of the larger and higher stone walls in the area. She also wanted clarification of the water drain off plans.

Mr. Szemplinski addressed the above questions. Mr. Turner explained the drainage along Londonderry Road.

John Strassburger, 151 Londonderry Road questions where the road would intersect with Londonderry Road. It was explained that the intersection would not face his house, but into the vacant lot beside his property.

Mr. Szemplinski the described the detention ponds in the area. Mr. Turner gave more detail to the one specific detention pond at Coventry Road.

Mr. Wilder made a motion for staff to distribute plans to the various departments - commitment in writing from the developer with an overlay plan for water supply; submission to the highway safety committee concerning waivers, stop signs, speed limits and, children signs; fire department; police department; Conservation Commission; Heritage District Commission; Road agent; and drainage study and seconded by Mr. Rouilliard. A friendly amendment was made to pay special attention to the phasing, particularly Phase II. Passed 7-0.

Mr. Wilder made a motion to declare regional impact and seconded by Mrs. Crisler. Passed 7-0.

MTN. HOMES SUBDIVISION (22-R-100/300) 14 LOTS - PUBLIC HEARING CONTINUED

147 Range Road

Mr. Turner described the outstanding issues of the build out to Salem, the subdivision's name, the trails issue, and the line of sight. The Police Chief comments were that there is ample site distance. The total number of lots is 40-50. Settlers Ridge is the name of the

subdivision and it is being recommended as the road name.

Mr. Meisner of Meisner Brem Corporation spoke about the trails issue. He agreed to a pedestrian easement on lot R-307 along the southern boundary. The Board then discussed the wetlands not in the subdivision but adjacent to the subdivision. Mr. Rouillard made a motion to reconsider the wetlands plan and seconded by Mr. Wilder. Passed 4-3. Mr. Goldstein, Mrs. Crisler, and Ms. Stoller opposed.

Mr. Gove, Mr. Meisner, Mr. Turner, and the Board discussed the wetlands flagging for property within and outside the subdivision. Mr. Rouillard made a motion that the applicant map and evaluate the wetlands immediately adjacent to the subdivision at the intersection of Route 111A identified as unbuildable on sheet 3 of 15 and seconded by Mr. Wilder.

Mr. Turner noted that the 65-day period was up in two days, and the town would need an extension from the Engineer if it went beyond that time. The Board further discussed the wetlands flagging in the area.

Ms. Stoller made a motion to move the question and seconded by Mrs. Crisler. Passed 6-1. Mr. Morris opposed.

Vote on motion passed 4-3. Mr. Goldstein, Ms. Stoller, and Mr. Kolodziej opposed.

Ms. Crisler moved to approve the application, but the applicant must work with town staff and records to completely depict the wetlands on the area immediately adjacent at the intersection of Route 111A identified as unbuildable, and if it meets with the criteria for protection with a WWPD, then this plan must be resubmitted to this board and seconded by Ms. Stoller. Passed 6-1. Mr. Rouillard opposed.

FLETCHER CORNER ESTATES (25-R-602, 630, 675, 802) 50 LOTS - PUBLIC HEARING

Marblehead Road

Mr. Morris excused himself from discussion but retained his rights to speak as an abutter. Mr. Zohdi from Edward Herbert Associates stated that his client did not have an objection to Mr. Morris remaining on the Board. Mr. Morris remained.

Mr. Zohdi requested copies of the letters from abutters.

Mr. Turner outlines the open-space subdivision include the WWPD encroachment. Mrs. Crisler moved to accept the plan for public hearing and seconded by Mr. Wilder. Passed 7-0.

Mr. Turner went on to explain the group of hills on Marblehead Road (referred to as hoop-dee-do's) which will need to be blasted and rebuilt with gentler grades. The Conservation Commission recommends all curbing and closed drainage be eliminated based on wild life

habitat. Mr. Turner is not in favor of closed drainage. The area has some land locked lots that are currently accessed by trail. Other concerns discussed included the potential build out of the area, the impact on Marblehead Road, and road easement placement. Mr. Zohdi explained the roads, right-of-ways, and wetlands impact. Mr. Turner suggested that orange arrows be placed Marblehead Road to indicate where the new road would be placed. Discussion continued as to the potential length of the roads.

Public discussion began with Attorney Jim Sayer who represents Melvin Lord. Mr. Lord owns 75 acres and would like access to their land. Mr. Zohdi would be happy to give Mr. Lord access to his land.

Mr. Tom Furlong, Smiths Road, voiced his concerns about the plan appearing different that a few months, concern for wildlife, no testing wells been drilled as yet. This subdivision is too much for the area to take.

Kelly Hamil, 53 Marblehead Road, had concerns about the 25 mph speed limit and a traffic safety issue that 50 new homes would make for Marblehead Road.

Mary Walker, 63 Marblehead Road, had several concerns: how long will it take to put pavement down; construction dust and for how long; styles of the houses to be built; wetlands on Dark Entry School House Road; her property will now be a corner lot; concern for her child's play area; and drainage impact. She would like a driveway on the new road and would like the developer to pay for fence and landscaping between her house and the new road.

Charlie Evan owns land where orange road connects and his land as access on Dark Entry School House Road, and he would like better access closer to Marblehead Road where a road would be more practical.

Tie Hanlon represents Marshall Gates, the owner of lot 628. He does not want the proposed yellow colored easement near Mr. Gates property. He is also concern with cars parked near the property. He would like easement restriction to include no roads.

A motion was made by Ms. Stoller to continue this public hearing to the next meeting and seconded by Mr. Wilder. Passed 7-0

Board discussion ensued with project build out, wetlands mapping to be brought to the next meeting, and the Board having a site walk of the area.

Mrs. Crisler made a motion to reopen the public hearing and seconded by Mr. Morris. Passed 4-3. Mr. Goldstein, Ms. Stoller, and Mr. Kolodziej opposed.

Mrs. Crisler made a motion that town staff and the applicant compile a build out scenario for the adjacent parcels to this site showing the parcels that right-of-ways have either been agreed to or have been requested and also further parcels from those sites that if they're developed we could logically see developed and seconded by Mr. Wilder. Passes 5-2. Mr.

Goldstein and Ms. Stoller opposed.

Mr. Wilder made a motion to continue the public hearing to the December 15 meeting and seconded by Mr. Kolodziej. Passed 7-0.

The Board will have a site walk on December 11 at 9:00 am. Members will meet at Town Hall.

Mr. Wilder made a motion to adjourn and seconded by Mr. Rouillard. Passed 7-0.

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

Respectfully submitted,
Nancy Charland