

PLANNING BOARD MINUTES
JANUARY 5, 2000

ROLL CALL:

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

Mr. Carpenter replaced Mr. Rouillard on the Board.

Mr. Goldstein read a letter from Mr. John Jabobs regarding a home he was building. It was not placed on the lot as per the site plan. Mr. Turner further explained. Discussion ensued regarding how this occurred and grading. Mr. Jacobs explained the grading on the plan. Mrs. Crisler made a motion to approve the as plan and grading as depicted on the plan dated April 14, 1999. Seconded by Mr. Kolodziej. Passed 6-0.

Ms. Dunn replaced Ms. Stoller on the Board.

Mr. Turner gave an update on the Master Plan.

Mr. Turner congratulated Mr. Goldstein on his chairmanship of the Strawberry Festival. Mr. Goldstein will be looking for volunteers.

LIASON:

Mrs. Crisler reminded everyone that the Board is becoming an elective Board this year. The filing period was printed in the Windham Independent.

The Tennessee Gas Pipeline will be invited to the next meeting, January 19, for a presentation.

CORRESPONDENCE:

Mr. Goldstein read the following correspondence:

- letter from Rockingham Land Trust
- brochure from Citizens for NH Land and Community Heritage for a conference January 22.
- brochure from UNH regarding a pollution prevention conference on April 24.

ROAD BONDS:

Mr. Turner reported that Osgood Road has been inspected and ready for a bond reduction. The Town has escrowed \$362,676 and recommends partial release of \$285,372 and retain \$77,304 for the remainder of the project. Discussion ensued regarding drainage. Mr. Carpenter motioned to release the \$285,372 and retain \$77,304. Seconded by Ms. Dunn. Passed 6-1. Mr. Morris was concerned that the drainage swales were not finished and would there be enough money to finish them. Mr. Morris opposed.

PUBLIC HEARING:

MOUNTAIN HOMES SUBDIVISION (22-R-100/300) 14 LOTS - DISCUSSION CONTINUED

147 Range Road
Mountain Homes will be submitted at the next meeting.

PRICE WAREHOUSE/MANUFACTURING FACILITY (11-A-200) APPROXIMATELY 41,000 SQUARE FEET - PUBLIC DISCUSSION

3 Lexington Road
Mr. Goldstein read a letter requesting withdrawing this plan as a discussion item. It will be heard later in the agenda as a public hearing.

MUCCI SUBDIVISION (6-C-400) 2 LOTS - PUBLIC HEARING

64 North Lowell Road
Mr. Turner explained the 2-lot subdivision. The various departments have reviewed the plan, and he recommends it for public hearing. Mrs. Crisler made a motion to move the plan for consideration. Seconded by Mr. Wilder. Passed 7-0.

Mr. Turner further detailed the subdivision. Discussion ensued regarding a variance, when does a subdivision become a subdivision, and street numbering. Mr. Goldstein read the department reviews. The waiver of the cistern requirement was withdrawn. Mrs. Crisler made a motion to approve the subdivision as submitted subject to the setting on the bounds. Seconded by Mr. Wilder. Passed 7-0.

WHISPERING WINDS SITE PLAN - DISCUSSION CONTINUED

Mr. Turner explained the site plan. It is an approved site plan; during the marketing, it was discovered that potential occupants would like a one-car garage. Mr. Turner's opinion is that this is a positive change and recommends the Board review and accept the minor change. Discussion ensued regarding square footage changes. Mr. Zohdi explained. Ms. Dunn made a motion not to take action and direct the applicant to submit a new plan for approval. Seconded by Mr. Wilder. Discussion ensued regarding procedural process. Attorney William Mason addressed the issue, and how they were trying to err on the side of caution. Discussion ensued regarding rehearing, abutter notification, and precedent setting. Ms. Dunn amended her motion to put the plan as the first agenda item at the first legal date. Seconded by Mr. Wilder. Passed 5-2. Mr. Goldstein and Mr. Kolodziej opposed.

Tom Case questioned whether the garage would increase the price. Also would the elderly age requirement of 55 be grandfathered. The new posted zoning regulation is 62 years of age. Discussion ensued. Mr. Wilder made a motion to reconsider. Seconded by Mrs. Crisler. Passed 6-1. Discussion ensued. Attorney William Mason noted that the issues at the previous meetings were in regards to aquifer district, signs, and trees, but never were garages an issue. A reconsider vote on Ms. Dunn's motion was taken. Failed 1-6. Mr. Goldstein, Mr. Wilder, Mrs. Crisler, Mr. Kolodziej, Mr. Morris, and

Mr. Carpenter opposed. Mrs. Crisler made a motion consider this a minor change and approve the plan. Seconded by Mr. Wilder. Passed 6-1. Ms. Dunn opposed.

PRICE WAREHOUSE/MANUFACTURING FACILITY (11-A-200) APPROXIMATELY 41,000 SQUARE FEET - PUBLIC HEARING

3 Lexington Road

Mr. Turner explained the ± 41,000 square feet. Ms. Dunn excused herself from this issue. Mr. Turner explained the plan. Mr. Carpenter made a motion to accept Price Warehouse for public hearing. Seconded by Mrs. Crisler. Passed 6-0.

Mr. Turner further explained the details of the plan. Mark Gross, MFS Design Consultants, described the details of the facility such as off-site improvements and the coloring and materials of the building. Board discussion ensued regarding acreage, a pedestrian easement, drainage, traffic, and signage. Mr. Gross stated that there would be no reader boards or lights on the sign. Mr. Goldstein read the department comments. Discussion ensued regarding fire department requirements, chemicals in the facility, traffic lights, and traffic.

Mr. Carpenter made a motion to approve the Price Warehouse Facility as presented with the following conditions: the building not to be occupied until the Route 111/Lexington Road work completed, the rock wall be preserved and unaltered as per the Heritage Commission request, the pedestrian easement to be worked out with staff, off-site improvements and cistern be bonded, and the sign will remain unlit. Seconded by Mrs. Crisler. Mr. Wilder stated that the level of service is F at this intersection, and he wanted to make it clear that he is concerned with the traffic. Mr. Goldstein agreed it needed to be addressed and also who and how to pay for it were issues. Vote taken. Passed 6-0.

POST OFFICE (16-D-300)- PUBLIC HEARING

44 Indian Rock Road, Route 111

Ms. Dunn rejoined the Board.

Mr. Turner explained the plan and recommended it for public hearing. Ms. Dunn made a motion to accept the plan for public hearing. Seconded by Mrs. Crisler. Passed 7-0.

Mr. Turner further explained the plan. Chris Jacobs, Norway Plains Associates, introduced the team who worked on the project. Discussion ensued regarding dams, retention pond, and drainage to abutter's property.

Mark Jacobs, wetlands consultant from Wetlands Preservation, Inc., explained elevation, slopes, and water flow. Discussion continued regarding drain maintenance. The postal service will do site maintenance; Finally will do the building maintenance i.e. windows and roof. Drain clean outs will occur every six months - spring and fall.

Public discussion began with Sean Devaney, abutter to the postal property, was concerned with the drainage to his property. He would like the run off to be put parallel to Route 111. Mr. Jacobs responded. There is a culvert under Mr. Devaney's driveway, and he would like to have the water run down the ditch way rather than onto his property. Discussion ensued regarding the current water runoff. Mr. Devaney explained the current situation, and raised his concern that by putting asphalt down all the water that would normal seep through the ground will now run onto his property. Discussion ensued regarding the retention pond and the engineering design is supposed to make sure that Mr. Devaney should not see a difference on his property. Mr. Devaney stated that he would like the drainage to spill down Route 111. Mr. Mark Jacobs thought that Mr. Devaney had a valid point, but the engineer had done due diligence in the level lip spreader. He explained that the level lip spreader dissipates the flow

and energy of the water. Discussion ensued regarding not harming and possibly improving Mr. Devaney's land, site walk, more than one outlet.

Next, the discussion covered truck delivery, future roadway, parking spaces, post office access, and trucks will not have to back onto the new road once built. Mr. Don Rhodes, Norway Plains Associates, explained the off-site road improvement. He stated that preliminary endorsement had been received from the DOT. Mrs. Crisler made a motion to continue the public hearing to January 19 at 8:00 pm. During that time Attorney Campbell could comment on the easement review, a site walk be done, the applicant to discuss drainage with Mr. Devaney and the Rockingham Planning. Seconded by Mr. Kolodziej. Passed 7-0.

Site walk for the postal site will be Saturday, January 15 at 9:00 am. Board members will meet at the site.

Mr. Carpenter made a motion to adjourn. Seconded by Mr. Wilder. Passed 7-0. Meeting adjourned at 11:35 pm.

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

Nancy Charland

