

**PLANNING BOARD MINUTES**  
**FEBRUARY 16, 2000**

**ROLL CALL:**

Keith Goldstein - Chairman - present  
Russell Wilder - Vice Chairman - present  
Annette Stoller - Secretary - present  
Margaret Crisler - Selectman - present  
Galen Stearns - Selectmen's Alternate - absent  
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 - absent

Mr. Wilder, Vice Chairman, called the meeting to order at 7:30 pm.

Mr. Carpenter replaced Mr. Goldstein.

**ZONING AND PLANNING ISSUES:**

Ms. Stoller stated that the Rockingham Planning Commission would be receiving several legislative bills that the Planning Board should be aware of. Ms. Stoller also stated that the position of the NH conservation initiatives is to get larger grants.

Mr. Goldstein took his place on the Board.

Mr. Turner gave an update of the Master Plan. The housing section has been received by the Planning Department from Ms. Stoller; it has been typed and returned to her. Discussion ensued about each person who wrote the chapters should update the summaries after reviewing. A workshop is needed to discuss the Master Plan. The next available date is March 8.

Mr. Goldstein read a letter from Ms. Stoller regarding her recommendations for the Master Plan which included recommending a meeting with the RPC on the afternoon of February 24. Discussion ensued about a meeting with RPC, subcommittees, which members are available to attend, and waiting for the new Planning Board.

Mrs. Crisler made a motion to have Ms. Stoller schedule a meeting with RPC on February 24 in the late afternoon. Seconded by Ms. Stoller. Discussion ensued regarding comments, being prepared for the meeting, and Ms. Stoller is to make sure that this meeting is in addition to the public presentation, and there will be no fee to the town for this meeting. Vote taken. Passed 7-0.

Mr. Noyles, Planning Board Alternate, stated that today's Union Leader newspaper had an article about a bill which discussed planning boards requesting additional information for building projects. Ms. Stoller stated that she would get the summaries.

Mary Usovich, representing the Tennessee Gas Pipeline Company, gave a presentation of the

Londonderry pipeline replacement project. The project will cut through one mile of Windham; it will replace 8" pipes for 20" pipes, any 12" pipes will remain. The project will start in spring 2001 and will take about five months. They will only be a couple of days behind each landowner. The cost of the project is \$32,000,000. The Company will be meeting with the Windham Conservation Commission. Discussion ensued regarding Beaver Brook, wetlands, dredge and fill application, and additional easement areas needed.

**MORRISON HILL ESTATES OPEN SPACE DEVELOPMENT (3-A-1 & 2, 7-A-1940 & 2000)  
15 lots - PUBLIC HEARING**

Morrison Road

Mr. Goldstein discussed the drainage issues this past week with the heavy rains. He asked to open the Morrison Hills hearing and Spruce Pond discussion and continue them to the next public meeting; the reason is because next week there is a Planning Board Workshop meeting to discuss road standards with engineers. Discussion ensued regarding public notice and next week's workshop. Mr. Zhodi stated that he had read the comments from Conservation Committee and would like to take care of these issues with Mr. Turner's staff. Mr. Goldstein then read the police chief's comments regarding Morrison Hills. Discussion ensued regarding whether to have the public hearing this evening or not, viewed photos of Monday's flooded roads, and discussed the length of the scenic road.

Ms. Stoller made a motion to open, accept, and continue the Morrison Hills hearing and Spruce Pond discussion until March 1. They will be first on the agenda. Seconded by Mr. Wilder. Discussion ensued regarding a site walk of Morrison Hills.

Attorney Bill Mason asked that if the Board were to open, accept the plan, and defer action till March 1, that his client would not have problems with notification. The response was that they would not.

Ms. Stoller made a motion to amend her motion to read to open, accept, and continue the Morrison Hills hearing, not the Spruce Pond discussion, till March 1. They will be first on the agenda. Seconded by Mr. Wilder. Discussion continued regarding plan requirements being met. Mr. Turner stated that except for the waivers request and notification, the plan meets requirements, and he recommends it be accepted for public hearing, but at a later date after publication. Vote taken. Passed 7-0.

Discussion ensued regarding a site walk. Mr. Michael Peterson, abutter, stated that he would like the board members to look at trees and roots, and the loss of trees because of roots under the road. Mr. Zohdi stated that he has Mr. Thorndike's map of the trees and stonewalls of the area. The site walk will be Saturday, February 26 at 9:00 am. Board Members will meet at the site.

**SPRUCE POND ESTATES OPEN SPACE DEVELOPMENT (3-B-600 & 1200) approximately  
60 lots - PUBLIC DISCUSSION**

Off Rockingham Road, Route 28

Mr. Turner explained the difference between a public hearing and a public discussion. He then explained the approximately 60-lot open space development plan. He showed on the map where the lots and open spaces are located. Discussion ensued regarding road widths, original design with soil types, and lot sizing. Mr. Rouillard read ordinance 611.5.4. Discussion ensued regarding the ordinance, engineering plans twice, and traffic flow. Mr. Zohdi continued the presentation of the subdivision explaining extending to Derry, James Street, minimum impact to wetlands, Conservation Commission input, and a right-of-way to Mr. Grossman, an abutter.

Discussion ensued regarding collector road, traffic study, line-of-sight, town owned land to Spruce Pond, length of roads, cul de sac, regional impact, old Route 28 historic significance, aquifer protection district, recreation committee members attending Planning Board meetings, and trails.

Carol Pynn, Chairperson of the Historic Commission, spoke on the impact of Bissell Camp Road.

Ms. Stoller made a motion to send the plan to the following departments and request a traffic study, line of sight issues, send it to RCCD, Conservation Commission should pay special attention to the town owned pond, Historic District Commission, police department, fire department, road agent, recreation commission for comments; and a drainage study too. Seconded by Mr. Wilder. Mr. Turner stated that we may need to send the plans out a second time later. Ms. Stoller amended her motion to include the transfer station. Seconded by Mr. Morris. Ms. Stoller amended her motion to include the school department. Seconded by Mr. Morris. Discussion ensued regarding traffic study inclusions, road locations, and scope of work of traffic study. Vote on motion. Passed 7-0.

Mr. Rouillard made a motion to declare regional impact. Seconded by Ms. Stoller. Passed 7-0.

### **VALVO/MITCHELL POND HOMES LOT LINE CHANGE (3-A-588 & 589)- PUBLIC HEARING**

15 & 17 Partridge Road

Mr. Turner explained the lot line change and recommended it for public hearing. Mr. Morris made a motion to open for public hearing. Seconded by Ms. Stoller. Passed 7-0.

Mr. Turner further explained the minor lot line relocation. It meets the requirements, and he recommends approval. Discussion ensued regarding the WWPD on the back of the property, no negative effects, lots will remain buildable, and Conservation Commission review.

Mrs. Crisler made a motion to approve the lot line as presented subject to setting or bonding of the bounds. Seconded by Mr. Wilder. Passed 7-0.

### **ROAD BONDS:**

Mr. Turner reported that the Common Man Restaurant site has been inspected and is complete. The Town has escrowed \$18,000, and he recommends a full release. Mr. Kolodziej made a motion to release the \$18,000. Seconded by Mr. Wilder. Passed 7-0.

Mr. Turner reported that Governor Dinsmore Road has been inspected and ready for a bond reduction. The Town has escrowed \$45,308 and recommends partial release of \$17,773 and retaining \$27,535. Ms. Stoller made a motion to release the \$17,773 and retain \$27,535. Seconded by Mr. Kolodziej.

Mr. Wilder made a motion to adjourn. Seconded by Mr. Kolodziej. Meeting adjourned at 9:25 pm.

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

Nancy Charland



