

PLANNING BOARD
APRIL 5, 2000

ROLL CALL:

Russ Wilder, Chairman - Present
Alan Carpenter, Vice Chairman - Present
Lisa Linowes, Secretary - Present
Margaret Crisler, Selectmen Member - Excused
Walter Kolodziej, Regular Member - Excused
Ross McLeod, Regular Member - Present
Wayne Morris, Regular Member - Present
Roger Hohenberger, Selectmen Alternate - Present

Mr. Hohenberger replaced Mrs. Crisler on the Board.

ZONING AND PLANNING ISSUES: The following items will be included on the agenda for next week's workshop meeting: list of the 22 priority items, goals and objectives, and the land use chapter of the Master Plan.

CORRESPONDENCE: Mr. Wilder read the following communications:

- Confidential letter from Attorney Campbell regarding Planning Board alternate members (not read).
- Storm Water Management Workshop in April 19 & 20, 2000;
- NH Land Use Workshop;
- Citizens for NH Land and Community Heritage brochure re: Senate Bill 401;
- Land Use Basic Training Workshop brochure;
- Various other workshops will be filed in the Planning and Development Office;
- February 16 from Tennessee Gas Pipe Line;
- March 1 letter from Jeff Taylor Office of State Planning regarding Planning Board List Serve;
- Letter regarding NPO contact from the Office of State Planning;
- Good land design workshop;
- State Planning Newsletter;
- Large Groundwater Withdrawal Rules Comments letter;
- The Source Newsletter.

Discussion ensued regarding representation on the Rockingham Regional Planning and CIP. Tom Case stated that his term will be up this year, and he will ask to be considered for next year. He also stated that Ms. Stoller is not the Planning Board representative, and her term has not expired. He also stated that with the new census we would be entitled to another representative, but it would cost more money.

MINUTE APPROVAL: Mr. Wilder read the March 29, 2000 workshop minutes. A motion was made by Mr. Hohenberger to approve the March 29 minutes. Seconded by Mr. Carpenter. Passed 5-0-1. Mr. Hohenberger abstained because he was not present at the March 29 meeting.

PUBLIC HEARINGS:

Radial Properties Office Building & Garage Facility (11-A-161) - Public Discussion

8 Ledge Road

Mr. Turner described a public discussion. Mr. Turner then described the two-story office building and garage site plan. The three Ledge Road occupants will participate in the off-site improvements to Route 111. Mr. Wilder read Mr. Thorndike's notes regarding this site. Mr. Turner suggested that the Board look at the traffic study, RCCD study, and also decide which departments should review these plans. Discussion ensued regarding plan procedures, garage, drainage, retention ponds, vehicle maintenance, gravel, the intersection at Route 111 in regards to traffic, and contamination.

Andrew Szava-Kovats, MHF Design Consultants, will address the issues mentioned in the more detailed phase of the plan including erosion control, traffic study, and spill prevention.

Glenn Cairns, owner of the property, stated that maintenance will be done in the building. A spill maintenance kit will be on hand and a wash bay will be inside the building. He also addressed the recycling of water, drainage easement, traffic study, storage of construction products, and recycling of concrete. Discussion ensued regarding crusher processing during reasonable hours, noise mitigation plan, dust control, abutters, ledge cut, and a possible hydrology study.

The plan will be sent out to 1) fire department - hazardous materials and fire protection 2) police department - traffic/heavy equipment movement; 3) Conservation Commission - water quality 4) Historic District Commission - stone walls; 5) Transfer Station - traffic and solid waste; 6) Road Agent; 7) traffic study reviewed with heavy trucks in mind; 8) hydrogeologist study - ledge cut effect on water table; 8) drainage study - review if changes; 9) Highway Safety Committee; 10) Municipal Departments for air, noise, and water - SPCC and storm water.

Discussion ensued regarding issues the application should address which included illumination detail, signage including color, and operational issues such as dumpsters and trucks turning, drainage, stop sign at flat land, nature of the business, hours of operation, and sight lines.

Mr. Hohenberger made a motion to send plan out as discussed. Seconded by Mr. Morris. Passed 6-0.

Discussion ensued regarding this evening's agenda. Mr. Carpenter made a motion to move the Rosewood Subdivision to the April 19 meeting and be first on the agenda. Seconded by Mr. McLeod. Passed 6-0.

Powers Subdivision (17-I-35) - Public Hearing

8 Armstrong Road

Mr. Turner explained the 2-lot subdivision, and he recommended the plan be accepted for public hearing. Mr. Morris made motion to accept the plan for public hearing. Mr. Hohenberger seconded. Passed 6-0. Mr. Turner further explained the plan and the requirements. Mr. Turner recommended the WWPD be clearly marked and protected with silt fences. Mr. Wilder read department comments.

Steve Haight from Herbert Associates addressed the Board's questions regarding the WWPD. Discussion ensued regarding flagging the WWPD, and hydric soil. Mr. Haight further explained the 2-lot subdivision.

No members of the public spoke. Discussion ensued regarding conditions of approval to be considered. Mr. Carpenter made a motion to approve the plan as presented with the following conditions: 1) WWPD be staked on both lots installed along the perimeter; 2) fire department approval; 3) approval subject to bonding or setting of the bounds. Seconded by Mr. Hohenberger. Discussion ensued regarding silt fence and the WWPD. Motion amended by Mr. Carpenter to change item #1 hydric soils be fenced out and staked with silt fencing as shown on the plan. Seconded by Mr. Hohenberger.

Discussion continued regarding depicting WWP. Failed 5-1.

Mr. Hohenberger made a motion to approve the plan as presented with the following conditions: 1) WWP be staked out on both lots with silt fencing on the new housing lot; 2) hydric soils be staked with silt fencing as shown on plan; 3) fire department emergency water issues to be resolved; 4) bonding of all boundaries. Seconded by Mr. McLeod. Passed 6-0.

Carr Hill Subdivision (1-A-100 & 400) - 35-lot subdivision - Public Hearing Continued Londonderry, Grandview, and Coventry Roads

Mr. Turner stated that the applicant has requested the following waivers: street grade at 4%, maximum velocity storm drainage pipes, cul de sac be reduced, one side lot angle 90 degrees, and road cross section scale. Staff recommends all waivers. With the waivers, the plan meets requirements, and he recommends accepting it for public hearing. Mr. Morris made a motion to accept the plan for public hearing. Mr. McLeod seconded. Passed 6-0.

Mr. Turner further described the 35-lot subdivision. Water pressure is a problem in the area. Pennichuck Water services the neighborhood, and the water lines will be extended into the area. RCCD has reviewed it, and the applicants have addressed the comments. The subdivision will be built in four phases. No more than three acres will be disrupted at one time. Existing driveways on Grandview will be extended and constructed to the satisfaction of the owners. Fire department requirements have been met.

Discussion ensued regarding line of sight and hook up to the water system. Mr. Wilder read the department comments. It was noted that the Highway Safety Committee consists of all department heads.

Jack Semplenski introduced the contractors and engineers. He described the drainage, detention ponds, and water runoff.

Mr. Carpenter made a motion to move Toni's Edible Art Site Plan to the April 19 meeting and make it the first on the agenda. The Rosewood Subdivision would be moved to the second agenda item. Seconded by Mr. McLeod. Passed 6-0.

Mr. Semplenski addressed the Board questions regarding the detention ponds including size, location, and maintenance requirements. Discussion ensued regarding road approval, construction controls, 4% grade waiver requested, sight distance at the Londonderry Road intersection, velocity in the pipes, and the number of catch basins.

Public discussion began with Kurt Howard, 12 Coventry Road. He and many of his neighbors (up to 30 at some meetings) have been to eight planning board meetings regarding this subdivision. Originally the neighborhood did not want to cut through the cul de sac, but understands and accepts it will go through. He had several concerns. Safety - the 7 3/4% grade road and the fact that there are 5 children who live at the cul de sac. He would like signs posted - children at play, speed limit, and a three way stop Carr hill and Coventry. He has had discussions with the builder and the builder is very good to work with. The neighbors have come to an agreement with the builders about grading, paving, and landscaping as noted in his November 17 letter; Further concerns were drainage. After this evening's meeting, Mr. Howard believes the drainage is satisfactory. His final item of concern was blasting and well location. He requested that the wells be tested pre and post blasting for both yield and quality of water.

John Strasburger, 151 Londonderry Road, is concerned about headlights being an annoyance. He would like some type of screening to shield this. Mr. Semplenski stated that the builder didn't have a problem with providing the screening.

Jack Moltenbrey, 147 Londonderry Rd, has no knowledge of an easement on his deed and wanted the record straight that there was not one.

Discussion ensued regarding the next step to take and walking the site. A site walk was scheduled for 5:30 pm next Wednesday to meet at Town Hall and place the Carr Hill Subdivision on the workshop meeting agenda for 8:00 pm.

Discussion ensued regarding items of concern for the approval: work with historic commission as recommended; sign and pamphlet; stonewalls relocated or reused as stonewalls or left intact; use of the cut granite stones use on property; granite post marking the three town lines illegal to move; well testing for 7 and 12 Coventry Road paid by the developer; three-way stop sign at Carr and Coventry Roads; screening/shrubbery for Mr. Stasburger on his property; isolated wet lands should be protected with silt fences; children at play signs.

Discussion ensued regarding bonding the project in phases. Brian Harvey, H&B Homes, stated that bonding all at once would be difficult. Developer agreed to bond in full at phase three.

More items of concern for the approval were added; Cul de sac reduce width waiver; Okay with fire department; Conservation Commission support; shaving the embankment line of sight; setting and bonding of the bounds

Mr. Carpenter made a motion to continue the Carr Hill public hearing to the April 12 meeting and will be heard at 8:00 pm. Seconded by Mr. McLeod. Passed 6-0.

Mr. Morris made a motion to adjourn. Seconded by Mr. McLeod. Passed 6-0. Meeting adjourned at 11:45 pm.

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

Respectfully submitted,
Nancy Charland

