

PLANNING BOARD
MAY 17, 2000

ROLL CALL:

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

MINUTE APPROVALS:

The Board reviewed the May 3 minutes. Mr. McLeod made a motion to approve the May 3 minutes as amended. Seconded by Mr. Morris. Passed 6-0.

The Board reviewed the May 10 minutes. Mr. McLeod made a motion to approve the May 10 minutes as amended. Seconded by Ms. Linowes. Passed 6-0.

The Board reviewed the May 10 site walk minutes. Mrs. Crisler made a motion to approve the May 10 site walk minutes as amended. Seconded by Mr. McLeod. Passed 6-0.

CORRESPONDENCE: Mr. Wilder reviewed the following correspondence.

- Letter from Mr. Turner to Mr. Peter Schauer requesting him to inspect the wetlands on Beacon Hill Road;
- Newsletter from UNH Cooperative Extension;
- Senate 401 bill information shared by Ms. Linowes;
- Merger agreement document for the Armstrong property. Mr. Wilder highlighted the October 4, 1994 Special Town Meeting minutes regarding this merger.
- Mrs. Crisler shared the wireless telecommunication facilities ordinance from the town of Meredith.
- Mrs. Crisler shared the Visual Resource Inventory and Assessment from the town of Meredith.

PLANNING AND ZONING:

Board discussed Castle Reach subdivision approval and what has happened since regarding wells, trails, water pipes, and roads. Non-authorized work has been done and should be discussed when the applicant comes back.

Board discussed Griffin Park, the detention pond, and the changes in the plan need to come before the Planning Board. The Board was not included in any part of the planning process for Griffin Park. The Board approved it, but it was not required for the park. Discussion ensued regarding the revised plans coming before the Board. Mrs. Crisler will take this information back to the Selectmen.

Mr. Wilder read Ms. Annette Stoller's appointment letter to the Rockingham Planning Commission. Discussion ensued regarding RPC appointment. Discussion then ensued regarding Board appointments for the CIP, Board alternates, RPC appointment, and dates of appointments. On June 7, the Board will be discussing the appointments.

PUBLIC HEARINGS:

Mitchell Pond Homes Lot Line Change and Special Permit (3-A-546 & 547) - Public Hearing Continued

12 & 14 Partridge Road

Mr. Turner explained that the plan was tabled at the last meeting, and the applicant was asked to bring more information regarding driveways to this meeting. Mr. Turner explained the plan. Discussion ensued regarding WWPDP encroachment, plans, scale of the plan, existing driveway not usable, fill area and disturbance. Mr. Zohdi further explained the plan, areas being filled, how much fill, and slope. Mr. Wilder stated that what is being depicted is not going to happen. The Board asked for cross sections between 20 to 100 every 20 feet, and where does it hit the WWPDP on the hill slope. Mr. Zhodi further explained the plan and asked the Board to look at the profile. Discussion ensued regarding the drainage easement, knoll, slopes, and impact. Mrs. Crisler made a motion for the engineer to come to the June 7 meeting and supply the information requested. Seconded by Mr. Kolodziej. Passed 6-0. Ms. Linowes stated that the plan does not have to be rubber stamped because they came before the board previously.

Mr. Wayne Howard, potential owner, stated that the driveway is an impossible situation in the winter. He's also concerned with the environment, and does not believe it will have effect on water. Mr. Wilder stated that the engineer was asked to clearly depict the impact. Mr. Zhodi stated that he gave information he was asked for, he has never asked for a rubber stamp from the Board, and the information is sufficient. He was asked for a profile, and he gave the Board a profile.

Discussion ensued regarding alternate options. Mr. Zhodi explained that other options would have a steeper slope. Mr. Turner explained other options. Discussion ensued regarding bringing in other options to the Board, site walk, driveway location, and WWPDP impact. Mr. Kolodziej made a motion for a site walk. Seconded by Ms. Linowes. Passed 6-0. A site walk is scheduled for Wednesday, May 24 at 6:30 pm at lot 547 on Partridge Road. Mr. Zhodi stated that he will stake the driveway.

Squire Armour Road Subdivision Extension and Site Plan - 36 lots - Public Discussion Continued

Squire Armour Road

Mr. Turner explained a conceptual review and an open-space development. He described the location of the subdivision, water protection districts, and stated that this is in the early stage of development. Mr. Turner further explained the plan and open-space developments. The plan will have drainage issues, traffic issues, municipal impacts, need of department head review, possible connecting to Salem, existing right-of-way. Discussion ensued regarding connecting to Salem, road width, extending the road to abutting property, stub location, abutting land, separation of lots on Road D, and water supplies.

Mr. Kurt Meisner, engineer, explained that the soil testing has been done, and it is planned for each lot to have individual wells and septic. He explained the subdivision design including trails. Discussion ensued regarding connection to Settler's Ridge, Spear Hill Road, potential road connections, connecting to Salem, other residential roads which connect to other towns, existing trail system, pedestrian easement, land percentages, land quality, drainage, 8% road grade, curbing and drainage, lot size, curbing options, road lengths, and planning open-space and traditional developments.

Mr. Fred Murdock, lawyer and co-owner of abutting property, identified his land on the map. He's lived here for 35 years and has resisted development. He stated that Spear Hill is discontinued, and a fence was constructed on the Windham/Salem line. He located his home on the map and steep area of land.

There is erosion in that area. Since test pits have been done and the machinery opened up a path, there are bikers and horse people using the area. There are magnificent animals in the area. He's not against subdivision, but take into consideration of the animals in the area. More than environmental issues, there is erosion and traffic. People abuse the trails. His issues are traffic, erosion, and environment, and the water. Water comes down from the hill can't be stopped. He's concerned about the location of the lots, conserving the land, and relieving the road traffic off Range Road.

Board discussed highway safety concerns, length of dead end street, flow and circulation in general, sending the plan out to the following departments: fire department, police in regards to safety issues with traffic, drinking and hanging out. The applicant is to correct the damage that's been done, reclose what was closed before. The plan is to be sent to the Conservation Commission.

Ms. Janet Peck, abutter, stated that she wanted to clarify that she saw the machine come in off Brookdale; it did not come in the other end. Mr. Meisner stated that he would make sure that everything is put back into place.

Discussion ensued regarding the plan be sent out to Historic Commission, transfer station, traffic study, connecting to Salem, now's the time to talk to Salem, intersection problems at 111 and 111A, and the state plan for intersection. Mr. Turner explained the state's plan. Discussion ensued. Mr. Wilder asked for consensus from the Board regarding a traffic study. Passed 4-3. Mr. Morris, Mr. McLeod, and Mr. Kolodziej opposed. Mrs. Crisler made a motion to have the applicant pay for a traffic analysis of existing data from the previous build out and also from the state's information on 111 and 111A to determine the impact that this development will have both on Range Road and the intersection of 111 and 111A and to perform this at the direction of Mr. Turner. Seconded by Mr. Carpenter. Discussion ensued. Mrs. Crisler amended her motion to include a traffic counter to update 111 & 111A data. Second by Mr. Carpenter. Discussion ensued. Passed 5-2. Mr. Morris and Mr. Kolodziej opposed.

Discussion continued regarding a drainage study, wetlands and drainage, community impact includes schools, transportation of kids and facilities, wildlife concerns, and habitat analysis. Mrs. Crisler made a motion to include habitat and wildlife corridor study. Mr. Kolodziej seconded. Passed 7-0.

Discussion ensued regarding regional impact, and network to Brookdale Road. Mrs. Crisler made a motion to declare regional impact. Ms. Linowes seconded. Discussion ensued regarding regional impact, RPC involvement, and potential inter-town connection. Passed 7-0.

Discussion ensued regarding seeing the conventional subdivision plan to see the number of lots without open space, how homes will be sited be on the plan, having the houses staked, and the plans being sent out with the recommendations as discussed. Mr. Meisner will stake the center road and houses.

Mr. Wilder stated that the Board would not get to the Rosewood Estates this evening. Mrs. Crisler made a motion to continue Rosewood to June 7. Seconded by Mr. McLeod. Passed 7-0.

Mountain Homes Builders Special Permit - (22-R-828) - Public Hearing Continued **7 Squire Armour Road**

Mr. Turner explained the plan. Board has seen the plan 3 times and explained the each of the times and the impact on the WWPD. Mr. Turner does not see the need to have the WWPD impacted. The plan does meet all the requirements and recommends it for public hearing. Mr. Carpenter made a motion to open for public hearing. Seconded by Mr. McLeod. Passed 7-0. Board discussion ensued regarding wetlands fill, why does the applicant want to move the driveway, where the other plans had the driveway, current house and driveway is built, WWPD, site walk, Mr. Turner explained why he does not recommend moving the driveway. Ms. Grace Cotton passed out photographs to the Board, and further explained why they wanted to move the driveway. She and Mr. Turner disagreed as to what was

said when he went and looked at the site and whether or not a complaint was made. Board discussion ensued regarding lot location and a site walk. Mr. Zhodi explained the driveway changes. Board discussed a site walk for next Wednesday at 6:00 pm at 7 Squire Armour Road, lot 838. Mr. Kolodziej made a motion for a site walk as discussed and to continue the public hearing to the next meeting on June 7. Seconded by Mr. McLeod. Passed 7-0.

Mr. McLeod made a motion to adjourn. Seconded by Mr. Morris. Passed 7-0. Meeting adjourned at 10:40 pm.

Respectfully submitted,
Nancy Charland

