

**Planning Board**  
**Minutes of December 6, 2000**

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

*Ms. Maloney replaced Ms. Linowes on the Board.*

**MINUTES:**

Mrs. Crisler made a motion to approve the October 28 site walk minutes. Seconded by Mr. Morris.  
Passed 5-0-1. Mr. Carpenter abstained.

Mr. Morris made a motion to approve the November 15 minutes as amended. Seconded by Mrs. Crisler.  
Passed 6-0.

Mrs. Crisler made a motion to approve the November 21 minutes. Seconded by Mr. Mr. Kolodziej.  
Passed 6-0.

**NEW BUSINESS:**

The Board reviewed their meeting schedule.

Mrs. Crisler stated that the NH Planners Association is having a roundtable discussion on Monday, December 18 from 1:00-4:00 pm regarding the Derry vs. Simmonson case.

The Board discussed a growth ordinance and impact fees.

**CORRESPONDENCE:**

Mr. Wilder reviewed the following correspondence:

Memo from the Conservation Commission regarding procedures;

Letter from the DOT regarding property mitigation;

Memo from RPC regarding the availability of Planning Assistance Grants;

Letter from Hammar & Sons regarding Center School signs;

Brochure for NH Land Use Law Update seminar;

Newsletter from RPC.

## **CIP PRESENTATION:**

Mr. Dick Gumble, CIP member, presented the Capital Improvement Plan. The Board asked for clarification on the following items: 1) land acquisition funds; 2) master bonds; and 3) Griffin Park.

Public discussion began with Mr. Roger Hohenberger with three points: 1) he questioned the valuation of the town, projected numbers, and percentages; 2) he requested an explanation of the increases in CIP appropriation vs. valuation, and is the allocation rising with the number of CIP requests. Mr. Coish explained that by a vote at Town Meeting the increase went from \$1.40 to \$1.75; 3) he also questioned the equation that included \$150,000 reserve for the schools.

Mr. Tom Case stated the \$1.75 was approved based on fictitious numbers and now they are using the real numbers which would account for the difference in assessment value.

Mr. David Boisvert stated that the Conservation Commission has studies that show that open space saves on taxes, 75% of the residents want preservation of open space, and yet no money was given to the Conservation Commission for land acquisitions. He also stated that if the rate were brought up to \$1.90, there would be more money for land acquisitions.

Mr. Steve Fruchtmann, fire chief, thanked the CIP committee for their support, and stated that in the text, the fire department comments should say it is part of the Master Plan.

Ms. Carolyn Webber, Selectman, stated the CIP spent \$150,000 for the 10 acres of land next to the transfer station.

Ms. Cherie Howell, chairperson of the Conservation Commission stated that even though someone's property has a value of \$40,000, they actually want \$450,000 for their land. The money in the Conservation Commissions budget does not go far, and she would like to see a commitment for this year because of a 50% matching grant fund. She stated we need to be proactive of preserving open space to keep the tax burden low - less development means lower taxes.

Mr. Morris stated that the land next to transfer station was never presented as conservation land. The Board discussed the CIP.

Mr. Wilder read a letter from Meisner-Brem requesting Fieldstone Woods public hearing be withdrawn from this evening's agenda. Mr. Morris made a motion to withdraw Fieldstone Woods public hearing. Seconded by Mr. Carpenter. Passed 6-0.

## **PUBLIC HEARING:**

### **Westchester Road Special Permit (20-D-320) - Public Hearing Continued**

#### **9 Westchester Road**

Mr. Turner explained the special permit, the ZBA granted approval, and this is a continuation of the public hearing. The Board did a site walk on October 28. Mr. Wilder read the intent of the WWPDP zoning ordinance. Mr. Jack Szemplinski, the applicant, stated there was a lack of supervision on crew rather than not knowing where the WWPDP was; his attempt was to restore the area. He further explained the property. The Board discussed the lawn, disturbance area, and WWPDP.

Mr. Carpenter made a motion to grant the special permit with the following conditions: 1) the areas described as WWPDP are to be left alone and allowed to recover itself, specifically no mowing, seeding

or fertilizer, but shrubs are trees are okay. Mrs. Crisler seconded. Discussion ensued. Mr. Carpenter amended his motion to actively restore the area with native vegetation and to work with staff to do that. Board discussed bonding and deadlines. Mr. Carpenter amended his motion for the bond amount to be set by staff and the work completed by June 1, 2001. Seconded by Mrs. Crisler. Discussion ensued. Mr. Szemplinski further described the WWPD area on his property. Vote taken. Passed 4-2. Mr. Morris and Mr. Wilder opposed.

### **Calamari Special Permit (11-C-1612) - Public Hearing Continued**

#### **7 Wall Street**

Mr. Turner explained the special permit and the property. Mr. Wilder read the previous meeting and sites walk minutes. Discussion ensued regarding WWPD lines. Mr. Alan Calamari wanted the Board to note that the pool area will take up the lawn area, and therefore, less fertilizer will be used on the site. The Board discussed the patio area grade, potential blasting, how trucks would come in and out of site, stockpiling of materials, and the downhill disturbed area coverage will be bark mulch and evergreens.

Mrs. Crisler made a motion to approve the special permit with the following conditions: 1) access to the site will be outside the WWPD; 2) storage of all be outside construction and excavation materials will be outside the WWPD; 3) erosion controls will be pre-approved by staff; and 4) the downhill disturbed areas will be landscaped with native vegetation. Seconded by Mr. Kolodziej. Passed 6-0.

### **Castle Reach Open Space - approximately 120 lots - Public Discussion Continued**

#### **Between Morrison and Searles Roads**

Mr. Turner explained the plan is a reduced impact plan, and he has spoken to both developers. Mr. Craig Francisco, Bedford Design, explained the plan regarding phase II, and there is a verbal agreement with Mr. Smith. The Board stated they are looking for overall development.

Mr. Wilder read a letters from 1) Attorney Slipp; 2) Mr. Josh Taylor; 3) Mr. Edward T. Brennan; and 4) Sam and Jean Nassar. Board discussed the road layout. The current issues are connections and people who want access. Mr. Sam Nassar showed the location of his property and explained that he would like a connection from his 80 acres to Castle Reach. If there are a finite number of lots, he would like consideration in the future. The Board discussed phasing.

The Board reviewed the agenda. Mrs. Crisler made a motion to open and continue Whispering Winds public hearing and Klemm's Country Store public discussion to December 13 at 8:00 pm. Mr. Carpenter seconded. Passed 6-0.

Mr. James Gove, Gove Environmental Services, addressed the wildlife corridor in the area. The Board discussed traffic, connections, traffic study, road length, phasing, and access. Mr. Francisco stated that the "red" connection cuts off ½ mile, and the 1997 approval did not have a condition on the other phases.

Mrs. Crisler made a made a motion to send the plan out for comments to Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, transfer station, road agent, traffic study for impacts on Morrison and Searles Roads, hydrogeologist study for impact on wells, drainage study, schools, and connections to Nassar and Carey land. Seconded by Mr. Carpenter. Passed 6-0. Discussion ensued regarding the traffic study is for the overall development with two outlets.

Mr. Morris made a motion to continue the public discussion to the December 13 meeting with a time limit of 1 hour. Seconded by Mr. Kolodziej. Passed 6-0.

**Cunningham Special Permit (11-A-800) - Public Hearing Continued**

**63 Blossom Road**

Mr. Turner explained the special permit. Mr. Wilder read the minutes from the December 2 site-walk. The Board discussed the property, WWPD, grading, pool location, and a retaining wall. Mr. Robert Cunningham further explained the sloping of the property, and he will put natural landscaping on the backside.

Mrs. Crisler made a motion to approve the special permit with the following conditions: 1) construction vehicles minimize access through WWPD; 2) erosion controls during construction be pre-approved by staff; 3) all construction and excavation materials be stored to minimize impact on the WWPD; 4) create a retaining wall instead of fill at fence edge; 5) and disturbed areas be landscaped with natural vegetation. Seconded by Ms. Maloney. Passed 6-0.

The Board discussed the Center School sign. Mr. Kolodziej made a motion to recommend that the school department consider granite posts instead of pressure treated posts. Seconded by Mr. Morris. Passed 6-0.

Mr. Carpenter made a motion to adjourn. Seconded by Mr. Kolodziej. Passed 6-0. Meeting adjourned at 10:50 pm.

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

Respectfully submitted, Nancy Charland

