

**Planning Board
Minutes of January 3, 2001**

ROLL CALL: Russ Wilder, Chairman - Present

Alan Carpenter, Vice Chairman - Excused

Lisa Linowes, Secretary - Present

Margaret Crisler, Selectmen Member - Present

Walter Kolodziej, Regular Member - Present

Ross McLeod, Regular Member - Present

Wayne Morris, Regular Member - Present

Lee Maloney, Alternate - Present

Roger Hohenberger, Selectmen Alternate - Present

Ms. Linowes replaced Mr. Wilder as chairman on the Board.

Ms. Maloney replaced Mr. Carpenter on the Board.

MINUTES:

Mrs. Crisler made a motion to approve the December 13 minutes. Seconded by Mr. Kolodziej. Passed 6-0.

Mr. McLeod made a motion to approve the December 20 minutes. Seconded by Mr. Morris. Passed 5-0-1. Mr. Kolodziej abstained.

Mrs. Crisler made a motion to reconsider the November 21 minutes. Seconded by Mr. McLeod. Passed 6-0. Mr. McLeod made a motion to approve the November 21 minutes as amended. Seconded by Mrs. Crisler. Passed 6-0.

NEW BUSINESS:

Mrs. Crisler announced that the dedication of the schools has been rescheduled to January 21.

CORRESPONDENCE:

Ms. Linowes reviewed the following correspondence:

Letter from Mr. Turner regarding the Master Plan. The consensus of the Board was that the cost of the Master Plans would be \$25. The consensus of the Board was that

each member of the Conservation Commission, ZBA, and Historic Committee will each get a copy of the Master plan;

Memo from the ZBA asking for a Planning Board member to attend their January 9 meeting;

Memo from Plan NH regarding design assistance for local projects;

December 17, 2000 newspaper article regarding a Litchfield farm;

Newsletter from the NH Fish and Game Department;

Brochure regarding a Land and Community Heritage Investment Program Conference.

PUBLIC HEARING:

Klemm's Country Store (17-H-1) - Public Discussion Continued

54 Range Road

Mr. Twarog reviewed the new plan for the Klemm's site plan. Mr. Frank Monteiro, MHF Design, described the revised site plan which addressed the Board's concerns from the previous meeting including use, landscaping, traffic flow, truck turning plan, drainage, and canopy architecture. Mr. Richard Landry, Landry Architecture, explained the architecture of the building. Board discussion ensued regarding Pennichuck water supply, septic system, car wash, pedestrian safety, and truck delivery areas. *Mr. Wilder joined the Board.* Mr. Paul Landry, McDonald's Corporation construction manager, stated there is a tight control over deliveries, and they are done at off-hours. Continuing discussion included deliveries for the convenience store, more trees for the landscaping, signage location, medians, one-way connection to adjacent property, traffic light location, diesel fill-up intended for cars, and colors. Information the Board will be looking for will include hours of operation, hours of delivery, dumpster hours, no overnight parking of large trucks, and a light plan. Board discussion continued regarding a tall enough enclosure with low level shrubbery around the vacuum and trash area, canopy height, lighting, menu board should not be a glaring spotlight, driveway safety, canopy lighting and light pollution, and the existing sign. Mr. Monteiro stated that they will use flat lenses with recessed lighting.

Public comment began with Mr. James Horne, from CP Management agent for Regent Street Properties LLC (owner of the abutting property), wanted the car wash and dumpster enclosures to include landscaping and a buffer zone for noise and litter. He expressed concern regarding the septic system because of permeability of the soils in the area; their site has had septic problems.

Mr. Ted Maravelias, Windham resident, stated that he moved to Windham for the small town character, and having a McDonald's loses Windham's character.

The Board discussed the septic system, water usage and disposal, and WWPD. The Board discussed sending the plan out for comments to the Highway Safety Committee, fire, police, Conservation Commission, Historic District Commission, Transfer Station, road agent, an independent on and off site traffic analysis, drainage study, RCCD, and municipal concerns the applicants has been asked to address. Mr. Wilder made a motion to send the plan out. Seconded by Mrs. Crisler. Passed 7-0.

Fieldstone Woods - 32 lots (22-R-10,000) - Public Hearing

Squire Armour Road

Mr. Twarog stated that the plan meets requirements and recommends it be accepted for public hearing. Mrs. Crisler made a motion to open for public hearing. Seconded by Mr. McLeod. Passed 7-0. Mr. Twarog gave an overview of the subdivision, read the comments from the Town of Salem, stated that Mr. Greenwood had no problems with the plan as presented, and read comments from Mr. Turner.

Mr. Paul Konieczka, CLD Consulting Engineers, discussed the traffic study for this subdivision, obtaining a right-of-way to connect to Brookdale Road but not building it at this time, and the Route 111 and Route 111A intersection is not effected by this subdivision.

Mr. Twarog explained the requested waivers. Mr. Kurt Meisner, Meinsner-Brem Corporation, stated the well head protection zone has no material effect on the development of the property as per Bob Thorndike. The Board discussed the 50-foot right-of-way effect on the open space calculations, clarification of the 25' right-of-way ownership at Salem line is needed, and wooden guardrails. Mr. Meisner reviewed a letter from his company regarding outstanding issues. Discussion ensued regarding connection to Settler's Ridge, Glendenin Road drainage. Discussion ensued regarding the Conservation Commission comments, the cul-de-sac in the WWPD, lot 22-R-10,010 has over half the lot in the WWPD, trail rights-of-way, and house location. Ms. Linowes read the department comments.

Mr. Fred Murdock stated he has had conversations with Mr. Thorndike, and he would like access to landlocked land and a right-of-way for road construction.

The Board discussed 50-foot right-of-way, delineate a certain section to the Town of Windham and the abutting landowner, and trail easements. Mr. Meisner stated that fifty percent of the trails already exist and those will be marked; the remaining trails need brush cut and will be marked as walking trails.

Mrs. Crisler made a motion to continue the public hearing to the January 17 meeting. Seconded by Mr. Wilder. Passed 7-0. Information the Board is looking for is to work with staff on the 25' deeded easement to Salem, the house on lot 22-R-10,010 be shown on the plan with a reasonable location which includes a deck and pool without infringing on the WWPD, review all other lots for the same issue, Mr. Twarog will get the map to the Conservation Commission, work with Mr. Murdock to provide him access and show it on the map, right-of-way for potential future road, and wooden guardrails.

Mrs. Crisler made a motion to waive the requirement of no new business after 10:30 pm. Seconded by Mr. Wilder. Passed 4-3. Mr. Morris, Mr. McLeod, and Mr. Kolodziej opposed.

Timberlane Road Extension - +- 33 lots (24-F-150, 300, 400) - Public Discussion

Timberlane Road

Mr. Twarog explained a public discussion and explained the plan. Mr. Stephen Haight, Herbert Associates, explained a land swap with the Town, he further explained the conventional subdivision and was looking for guidance of road widths and drainage. The Board discussed current road widths and drainage, open space, extension off cul-de-sac, school board right-of-way, trails shown on plan, cul-de-sacs, extension to Castle Hill Road, road widths, and drainage. Mr. Kolodziej made a motion for 28' road width with closed drainage. Seconded by Mrs. Crisler. Discussion ensued regarding treatment areas, and open vs. closed drainage. Mr. Everett Ryan, applicant, stated that the houses will be 75' off road, and houses on a severe slope will have a walk-out basement. Vote taken. Passed 5-2. Mr. Morris and Ms. Linowes opposed. Discussion ensued regarding slope being minimized, wildlife corridor report of habitat issues, and deeded rights-of-way for trails.

Public comment began with Mr. Norman Hill, representing the Dennis', requested access to their parcel which is currently landlocked.

Robert Searles, owner of lot 24-F-45, stated he was not notified of the meeting. He also asked for access to his land. It was noted that Mr. Searles notice was sent to the wrong address.

The Board discussed 50-foot right-of-way for trails being narrower. The Board discussed sending the plan out for comments to the Highway Safety Committee, fire, police, Conservation Commission, Historic Commission, Transfer Station, road agent, traffic study, community impact-school, and compatibility with trails and wildlife corridors.

Public comments began with Mr. Peter Schmidt, 38 Heritage Hill Road, stated his concern with the traffic impact of the new development, and stated that Heritage Hill was not designed for this much traffic. The Board discussed straight away streets.

Mr. Cliff Jacques, 39 Heritage Hill Road, stated that the bridge that crosses the stream at the end of Castle Hill is going to close, and Heritage Hill and Castle Hill Roads will be used as the way out.

Mr. Kolodziej made a motion to adjourn. Seconded by Mr. Wilder. Passed 7-0. Meeting adjourned at 11:30 pm.

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

Respectfully submitted, Nancy Charland