

**Planning Board
Minutes of February 7, 2001**

ROLL CALL: Russ Wilder, Chairman - Excused

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 the chairperson.

Ms. Maloney replaced Mr. Carpenter on the Board.

MINUTES:

Mr. McLeod made a motion to approve the January 17 minutes as amended. Seconded by Mr. Morris. Passed 5-0-1.

The Board discussed the status of meeting minutes and joint site walks.

ROAD BONDS:

Mr. Turner reviewed the following bond:

Hancock Road, release \$238,693.20 and retain \$50,311.20. Mrs. Crisler made a motion to accept. Seconded by Mr. McLeod. Passed 6-0.

CORRESPONDENCE:

Ms. Linowes reviewed the following correspondence:

Letter from the Klemm's attorney regarding the McDonald's proposal.

Memo from Mr. Turner regarding site plan and subdivision regulation amendments.

Memo from Chief Moeckel regarding the Castle Reach road names.

Confidential letter to Mr. Turner and Mr. Flanders from Attorney Campbell regarding hardship standards for variances. (Not read aloud.)

Memo from David Sullivan, town administrator, regarding a possible land swap.

Memo to David Sullivan regarding leasing land.

Letter from the Conservation Commission to the DOT regarding wetland mitigation.

Memo from RCCD regarding USDA Farmland Protection Program.

Newsletter from RPC.

Newsletter from the Citizens for NH Land and Community Heritage.

OLD BUSINESS:

Mrs. Crisler stated that this Saturday is Town meeting.

PUBLIC HEARING:

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

Squire Armour Road

Mr. Twarog explained the waivers, outstanding issues, and recommended conditions of approval. The Board discussed the revised plan layout and connection to Settler's Ridge. Mr. Kurt Meisner, Meisner-Brem Corporation, addressed the outstanding issues including input from the Conservation Commission, subdivision design, and no-cut zone along rear of lot 10,004. The Board discussed the difference between the two designs, wildlife, and WWPD effects on two specific lots. No public comment. The Board discussed their issues including which plan each member preferred, trails cut, cul-de-sac length, Spear Hill Road makes the difference with the cul-de-sac length, gated access, placement of houses and driveways, and impact on the WWPD. Mr. Meisner stated they are willing to cut and mark the trails. The Board discussed Spear Hill Road being used as an emergency access.

Mrs. Crisler made a motion to approve with the following conditions: 1) bonding of all road improvements and property bounds; 2) final open space covenants to be reviewed by Attorney Campbell; 3) final wording of the right-of-way easements to F.W. Murdock's lot and along the discontinued Spear Hill Road as determined by Attorney Campbell; 4) extend Glendenin Road approximately 200' to the property line along the designated right-of-way as a gated/gravel emergency access road controlled by town public safety officials; 5) applicant cut and mark trails on the property; 6) applicant work with staff on final house and septic siting to assure adequate space for potential decks, driveways, pools, etc. without impinging on the WWPD; and 7) the record note that the temporary cul-de sac length is mitigated by the access along Spear Hill Road. Seconded by Mr. Morris. Motion tabled.

The Board discussed which version of the plan was being approved and using federally approved wooden guardrails. Ms. Linowes read the comments from the Conservation Commission. Mrs. Crisler made a motion to grant the following subdivision waivers: 1) regulation requiring a 4' cover requirements on cross culverts on Glendenin Road; 2) regulation 901.8 side slope requirements; 3) regulation 702 location of single trees 12" in diameter or more; and 4) regulation 604.2 minimum block length. Seconded by Mr. McLeod. Passed 6-0.

The motion was untabled. Mrs. Crisler restated her motion to approve the plan dated January 17, 2001 subject to the following conditions: 1) bonding of all road improvements and property bounds; 2) final open space covenants to be reviewed by Attorney Campbell; 3) final wording of the right-of-way easements to F.W. Murdock's lot and along the discontinued Spear Hill Road as determined by Attorney Campbell; 4) extend Glendenin Road approximately 200' to the property line along the designated right-of-way as a gated/gravel emergency access road controlled by town public safety officials; 5) applicant cut and mark designated trails on the property; 6) applicant work with staff on final house and septic siting to assure adequate space for potential decks, driveways, pools, etc. without impinging on the WWPD; 7) wooden guardrails which meet federal guidelines; and 8) no-cut condition on lot 10,004 in the northeast corner setback. Seconded by Mr. Morris. Discussion ensued regarding the width of the trails will be 4-5 feet wide. Mrs. Crisler amended her motion to include that the temporary cul-de sac length is mitigated by the access from Spear Hill Road. Seconded by Mr. Morris. Passed 6-0.

The Board discussed a workshop with the public safety town officials on March 28 regarding cul-de-sac lengths.

Hancock Road Relocation (7-A-1940 & 2000) - Public Hearing Continued

Hancock Road

Mr. Craig Francisco, Bedford Design, stated the owners of the individual lots on Hancock Road have deeded their right to Morrison Hill Estates Association Inc. He explained the wetland impact is reduced with the change. The Board discussed the retaining wall, wetland fill, and relocating the right-of-way.

Public comment began with Ms. Sandy Amabello is opposed to changes which would increase traffic to Morris Road because of safety issues. Ms. Linowes stated the Board is sensitive to the Morrison Road residents' issues.

The Board discussed the retaining wall and drainage. Mrs. Crisler made a motion to grant the waiver of subdivision regulation 605.5 and approve the lot line changes as depicted on the plan dated December 27, 2000 and revised on January 2, 2001 subject to setting and bonding of the bounds. Seconded by Mr. Kolodziej. Passed 6-0.

Golfview/Londonderry Road Lot Line Adjustment (5-A-10 & 11-A-1100) - Public Hearing

7 Golfview and 19 Londonderry Roads

Mr. Turner explained the lot line adjustment is to accommodate a pool in the backyard, the application meets all requirements, and recommends it be accepted for public hearing. Mr. Morris made a motion to accept for public hearing. Seconded by Mr. McLeod. Passed 6-0. Mr. Turner explained the waiver and the lot line adjustment is an even swap of land with similar soils. The Board discussed the pool location and 24" oak tree will remain. No public comment. Mr. McLeod made a motion to grant the waiver of scale and accept the plan as presented with setting and bonding of the bounds. Seconded by Mr. Kolodziej. Mr. Bob Hatch, SFC Engineering, answered the Board's question regarding trees on the lot. Passed 6-0.

The Board discussed a pool variance, US Water Consultants outside storage, site plan approvals which have had their approvals lapse, the need of a swimming pool discharge ordinance, and concrete barriers.

Mr. Kolodziej made a motion to adjourn. Seconded by Mrs. Crisler. Passed 6-0. Meeting adjourned at 9:40 pm.

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

Respectfully submitted, Nancy Charland