

Planning Board

Minutes of February 21, 2001

ROLL CALL: Russ Wilder, Chairman - Present

Alan Carpenter, Vice Chairman - Present

Lisa Linowes, Secretary - Present

Margaret Crisler, Selectmen Member - Excused

Walter Kolodziej, Regular Member - Present

Ross McLeod, Regular Member - Present

Wayne Morris, Regular Member - Present

Lee Maloney, Alternate - Present

Roger Hohenberger, Selectmen Alternate - Present

MINUTES:

Mr. Hohenberger made a motion to approve the January 24, 2001 workshop minutes as amended. Seconded by Mr. McLeod. Passed 7-0.

Mr. Morris made a motion to approve the February 7, 2001 minutes as amended. Seconded by Mr. Kolodziej. Passed 5-0-2. Mr. Carpenter and Mr. Wilder abstained.

Mr. McLeod made a motion to approve the March 22, 2000 minutes. Seconded by Mr. Morris. Passed 5-0-2. Mr. Hohenberger abstained and Mr. Wilder abstained.

Mr. Morris made a motion to approve the June 14, 2000 site walk as amended. Seconded by Mr. McLeod. Passed 6-0-1. Mr. Hohenberger abstained.

Mr. McLeod made a motion to approve the June 21, 2000 minutes. Seconded by Mr. Morris. Passed 4-0-3. Mr. Wilder, Mr. Hohenberger, and Mr. Kolodziej abstained.

CORRESPONDENCE:

Mr. Wilder reviewed the following correspondence:

Copy of a letter from Al Turner regarding the 57 Rockingham Road site plan;

Memo from Al Turner to David Sullivan regarding Griffin Park;

Confidential letter from Attorney Campbell regarding Star Vector appeal (not read aloud);

Letter from DES regarding a site specific permit for a 49-lot subdivision;

Letter from the Office of State Planning regarding managing growth in NH executive summary report;

Flyer from RPC for a conference named How Does Simplex vs. Town of Newington Affect Your Community?;

Office of State Planning newsletter;

Conference brochure named NH Pollution Prevention;

Conference brochure named Building Sustainable Communities.

ROAD BONDS:

Mr. Turner reviewed the following bonds:

Crestwood Road final release of \$13,500. Mr. Kolodziej made a motion to accept. Seconded by Mr. Morris. Passed 7-0.

Barker Road final release of \$37,200. Mr. McLeod made a motion to accept. Seconded by Mr. Hohenberger. Passed 7-0.

Governor Dinsmore Road partial release of \$53,534 and retain \$6,504. Mr. Morris made a motion to accept. Seconded by Mr. McLeod. Passed 7-0.

Jenny's Hill Road partial release of \$290,838 and retain \$157,387. Mr. Hohenberger made a motion to accept. Seconded by Mr. McLeod. Passed 7-0.

Netherwood Road partial release of \$86,099 and retain \$14,600. Mr. Carpenter made a motion to accept. Seconded by Mr. Morris. Passed 7-0.

Searles and Mockingbird Hill Roads partial release of \$691,617 and retain \$130,612. Mr. Morris made a motion to accept. Seconded by Mr. Carpenter. Passed 7-0.

OLD BUSINESS:

The Board discussed Route 93, exit 3 changes, and the relocation of Route 111 and will discuss these issues at a workshop on March 14.

PUBLIC HEARING:

Cyr Lumber Site Plan (13-A-33) - Public Hearing

39 Route 28

Mr. Turner stated that the plan meets all requirements and recommends the application be accepted for public hearing. Mr. Carpenter made a motion to accept for public hearing. Seconded by Mr. Kolodziej. Discussion ensued. Passed 7-0.

Mr. Turner explained the requested waivers of not showing trees 12” and larger and no high-intensity soil survey. He reviewed the site plan including a no-build covenant on a portion of the property. Staff recommends conditions of approval be bonding of all improvements and property bounds, language of the declaration of a non-developable covenant be approved by Attorney Campbell, and drainage treatment swales and detention basins must be constructed and stabilized prior to any building construction.

The Board discussed signage and entrances. Mr. Steve Haight, Herbert Associates, explained the drainage. The Board discussion continued regarding drainage, storage shed access, detention pond, snow storage, and WWPD. Mr. Peter Zhodi, Herbert Associates, addressed the questions regarding the snow storage areas. The Board discussion continued regarding the number of parking spaces, dumpster location, lighting, neighbors, turning radius of large trucks, office building design, land mitigation, entrances, and the covenant. Attorney Bill Mason explained the covenant will lead to a recorded mylar. Discussion continued regarding the snow storage area is a violation of the zoning ordinance for the aquifer protection district, removing of one snow storage area, and the delivery areas. Mr. Wilder summarized the issues.

Mr. Hohenberger made a motion for the applicant to work with staff to get the outstanding items in order and continue the public hearing to March 7. Seconded by Mr. McLeod. Passed 5-2. Mr. Carpenter and Mr. Kolodziej opposed. The outstanding items include: 1) the covenant document be reviewed and meet the approval of Attorney Campbell and has the southwest land included; 2) boundaries shown on the plan; 3) remove the snow storage area which is in the aquifer; 4) lighting plan which demonstrates the lights pointing downward; 5) truck turning radius demonstrated on a presentation plan; 6) demonstrate compliance for design review; 7) hours of operation for dumpster; and 8) construction sequence which clearly explains the erosion sedimentation drainage swale water treatment areas are to be constructed prior to the facility construction.

Mr. Carpenter made a motion to adjourn. Seconded by Mr. McLeod. Passed 7-0. Meeting adjourned at 9:20 pm.

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

Respectfully submitted, Nancy Charland