

# **Planning Board**

## **Minutes of April 18, 2001**

**ROLL CALL:** Alan Carpenter, Chairman - Present

Ross McLeod, Vice Chairman - Present

Lisa Linowes, Secretary - Present

Margaret Crisler, Selectmen Member - Present

Walter Kolodziej, Regular Member - Present

Wayne Morris, Regular Member - Present

Russ Wilder, Regular Member - Present

Lee Maloney, Alternate - Excused

Roger Hohenberger, Selectmen Alternate - Present

### **MINUTES:**

Mr. McLeod made a motion to approve the April 4 minutes. Seconded by Mr. Wilder. Passed 7-0.

### **CORRESPONDENCE:**

Mr. Carpenter reviewed the following correspondence:

Certificates of appreciation from the Selectmen were presented to each member of the Planning Board;

Letter from Ms. Laura Spector requesting that the Nassar land merger documents be placed on the May 2 agenda;

Sign application for SEEA Realty, 128 Rockingham Road;

Sign application for Capri Pizza. Mr. Wilder made a motion for SEEA Realty and Capri Pizza signs to have a public hearing. Seconded by Mr. McLeod. Passed 7-0;

A copy of the NH Planning and Land Use Regulations book for the Board;

Agenda for the NH Planning Conference on May 31 and June 1, 2001.

### **ROAD BONDS:**

Mr. Turner reviewed the following road bond:

Sheffield and Cochran Farm Roads, release of \$474,271 and retain \$31,474. Mrs. Crisler made a motion to release and retain. Seconded by Mr. Kolodziej. Passed 7-0.

### **OLD BUSINESS:**

Mrs. Crisler stated that the Selectmen will have a workshop meeting on Monday, April 23 regarding I-93 after their regular meeting and would like the Planning Board to attend.

Mr. Wilder shared information regarding reinforced sediment fences. Mr. Turner stated that the Planning and Development Department is requiring site inspections before building permits and certificates of occupancy are issued.

Mr. Turner gave an update on Langdon and Range Roads. He also gave an update on the status of Church Road.

### **NEW BUSINESS:**

Mr. Carpenter shared the census update from Rockingham Planning Commission, and he also gave report of the most recent RPC meeting.

### **PUBLIC HEARING:**

#### **Daily Custom Laminating Corp Addition (1-A-160) - Public Discussion**

##### **6 Ledge Road**

Mr. Turner explained the plan for the addition. Mr. Frank Monteiro, MHF Design Consultants, explained the use of the addition is for storage. The Board discussed building orientation, no additional plumbing, no additional employees, photographs of what is there today, only dry inner-material storage only will be confirmed by Mr. Monteiro, loading area, multi-tenant building, dumpster, truck having trouble getting into the driveway, parking spaces, loading and unloading on the site, more accurate drawings needed, height of the building, intersection status, and off-site improvements. The plan should be sent out to the Highway Safety Committee, fire department, police department, Conservation Commission, transfer station, road agent, traffic study with a focuses on truck deliveries regarding current inventory and future projections, RCCD drainage study review, lighting plan, signage, storage of materials, waste volatile inventory, and air quality. No public comment.

#### **Bear Hill Road Extension - 12 lot subdivision (20-E-250 & 255) - Public Hearing**

##### **Bear Hill Road**

Mr. Turner explained that the application is complete and recommends it be accepted for public hearing. Mr. Turner explained the two waivers requested and that the owner of the adjacent property is planning on developing their property. Mr. Wilder made a motion to accept for public hearing. Seconded by Mr. McLeod. Passed 7-0.

Mr. Turner further explained the subdivision. Mr. Carpenter read the minutes of the September 6, 2000 public discussion and a letter from Laidlaw Transit Inc. regarding busses having problems with the size of the temporary cul-de-sacs. Mr. Turner explained cul-de-sacs, the road agent also does not like the small cul-de-sacs with islands, and the school busses are having problems. The Board discussed cul-de-sac solutions. Mr. Peter Zohdi, Herbert Associates, explained the possible connection to Westchester Road. He also stated that fire trucks do not have a difficult time driving around the temporary cul-de-sac. The Board discussed a site walk, right-of-way and access to the Gage lands, and the width of the right-of-way. Mr. Carpenter read a letter from Eugene and Judith Boucher, 31 Bear Hill Road. The Board discussed the right-of-way and proximity to the Boucher's home, reason for the right-of-way, current right-of-way problems, site walk, test pits, potential of blasting, road length, block lengths, and progress of talking to the owner of the land that connects to Westchester Road. Mr. Zohdi commented to the Board about rights-of-way, test pits, and the potential road connection. The Board discussed the location of the lots, existing house, and subdivision of 2 parcels. Mr. Carpenter read a letter from Mr. Jim Logan of 81 Castle Hill Road and department comments. The Board discussed the feasibility of 7 lots on the connector property, Conservation Commission interest in the land, size of the lots, and the potential of an open-space development.

Public comment began with Mr. Tom Case who stated his concern of the length of the road and there should be a deeded access before this plan is approved.

Ms. Mary Wheeler, 16 Bear Hill Road, stated she would prefer a permanent cul-de-sac because of the school busses. She also reiterated the Boucher's concern regarding ATV's and snowmobiles using the right of way and someday the easement may become a road and with traffic.

The Board scheduled a site walk for Saturday, May 12 at 7:30 am, and asked that Mr. Turner invite the Conservation Commission. The Board discussed what will be staked by Mr. Zohdi. Mrs. Crisler made a motion to continue the hearing to May 16. Seconded by Mr. McLeod. Passed 7-0.

### **Klemm's Site Plan (17-H-1) - Public Hearing**

#### **54 Range Road**

Mr. Turner stated the plan meets zoning and site plan requirements and recommends it be accepted for public hearing. Two missing items are the widening of Range road and lighting details on the building. Mrs. Crisler made a motion to accept for public hearing. Seconded by Mr. Kolodziej. The Board discussed the list of items requested at the conceptual stage. A water usage chart was submitted by the applicant. Mr. Carpenter read excerpts from the March 21 minutes, the checklists of item of concern, it was noted that the traffic study was not an independent study, and have all the items been addressed. Vote taken. Passed 7-0.

Mr. Carpenter read a notice stating comments made at the March 21 meeting were not meant as a question of competency. Mr. Turner explained the site plan, the widening of Range road needs to be address, and the safety of a building with no lights on it. Other issues include

public safety in regards to traffic is a concern for on-site and off-site, drainage, landscaping, and building design.

The Board asked about the number employees and staff at peak times. Attorney James Troisi, representing the Klemms, stated the applicants have a presentation which would cover the issues and named the team members for the project. He then explained the current use of the site and the path the plan has taken including the colonial building design, meeting zoning and site plan requirements, landscape will meet or exceed the guidelines, alleviate traffic problems, neighborhood business and their architectural building design, new septic system, best management practices of drainage and spillage, an opportunity to correct the site, and he also submitted photographs of other Windham buildings into the record.

Mr. Frank Monteiro, MHF Design Consultants, overviewed the progression of changes that have been made with the site plan from the first conceptual plan to today's plan. There will be one sign, public telephones will be inside the convenience store, and improvements to Route 111A will be gone over later in the presentation. He then discussed the "Issues Letter" (see attachment) with the Board.

The Board discussed the peak hour staffing in regards to parking spaces. Mr. Monteiro explained the 62 parking spaces and their uses. Mr. Turner further explained the zoning ordinance and that the parking under the canopy can be included in the count for the number of spaces.

Mr. Monteiro placed an overlay of the old site onto the planned site. The Board discussed a site walk, the potential of gas pump business backing onto Route 111, entrances and exits, water usage is double the current usage, water supply issue, mix up of cars converging at the exit and on-site, stop lights are an issue, construction entrance is not in a good place, Mr. Turner to get the DOT thoughts on the plan, the opening between the two properties, traffic flow, and access to the next site. The Board scheduled a site walk for May 2 at 6:00 pm.

Mr. Kolodziej made a motion to continue the public hearing to May 2 at 8:00 pm and a site walk at 6:00 pm. Seconded by Mrs. Crisler. Passed 7-0.

Mr. Morris, Mrs. Crisler, Mr. Wilder, Ms. Linowes, Mr. McLeod, and Mr. Kolodziej disclosed a letter received from Ms. Mary Kathryn Kottke of 16 Farrwood Road in regards to the Klemm's site plan. The letter will be read during the public hearing.

Mr. Kolodziej made a motion to adjourn. Seconded by Mr. McLeod. Passed 7-0. Meeting adjourned at 11:20 pm.

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

Respectfully submitted, Nancy Charland