

# **Planning Board**

## **Minutes of July 25, 2001**

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

Ross McLeod, Vice Chairman - Present

Lisa Linowes, Secretary - Present

Margaret Crisler, Selectmen Member - Excused

Walter Kolodziej, Regular Member - Present

Wayne Morris, Regular Member - Present

Russ Wilder, Regular Member - Present

Lee Maloney, Alternate - Present

Nancy Prendergast, Alternate - Excused

Roger Hohenberger, Selectmen Alternate - Present

*Mr. Hohenberger replaced Mrs. Crisler on the Board.*

Mr. Carpenter read a letter from Mr. Maurice Caruso requesting the Lamplighter Village hearing be on August 1. Mr. Hohenberger made a motion to grant the request. Seconded by Mr. Wilder. Passed 7-0. Mr. Wilder made a motion to move the Windham Auto Sales public discussion to August 1 at 8:00 pm. Seconded by Mr. McLeod. Passed 7-0.

### **MINUTES:**

Mr. McLeod made a motion to approve the July 11 minutes. Seconded by Mr. Morris. Passed 6-0-1. Mr. Kolodziej abstained.

Mr. McLeod made a motion to approve the July 18 workshop minutes as amended. Seconded by Mr. Kolodziej. Passed 7-0.

### **CORRESPONDENCE:**

Mr. Carpenter reviewed the following correspondence:

Notice from Epping regarding a variance;

Newsletter from the Greater Salem Chamber of Commerce.

### **ROAD BONDS:**

Mr. Turner reviewed the following road bond:

Mammoth and Castle Hill Roads, accept bond for \$1,056. Mr. Turner stated the bond was no longer needed.

### **OLD BUSINESS:**

The Board and Mr. Turner discussed the Landry Conservation Land violation with Mr. Fred Noyles.

### **PUBLIC HEARING:**

#### **SEEA Realty Corp Sign (8-B-2500) - Public Hearing**

##### **128 Rockingham Road**

Bruce Riel stated he was requesting to erect a sign. The Board discussed materials, writing, lights, and color. Mr. Hohenberger made a motion to approve the sign as presented with the following conditions: 1) sign meets set back requirements, downward lighting to be installed with Mr. Turner's consultation, hours of operation limited to 9:00 pm, and colors to appear as shown on the plan. Seconded by Mr. Morris. Passed 7-0.

#### **Manor Motel Approval Renewal - 52 units (13-D-120) - Public Discussion**

##### **Jones Road**

Mr. Dick Messina, owner, reviewed the former approval for storage units and motel, and the amount of work completed. The Board discussed septic usage, evaluating the plan, needing a new site plan or not, and design review. Mr. Morris made a motion to require the Manor Motel come back to the Board with an updated site plan. Seconded by Mr. Kolodziej. Passed 7-0.

Public comment began with Mr. Tom Case stated he believes that substantial work has been done, there should not have to have a new site plan, the planning department will discuss with the applicant what needs to be updated, and site plans should be recorded. Discussion ensued regarding substantial completion as per RSA 674:39. Mr. Morris made a motion to reconsider. Seconded by Mr. McLeod. Passed 7-0. Mr. Morris amended his motion to include for the reason it is past the 4 years as stated in 674:39 of the NH Planning and Land Use Regulations, and the Board believes it has not met the test of substantial completion. Seconded by Mr. Kolodziej. Passed 7-0.

#### **Donovan Change of Use (18-L-302) - Public Discussion**

##### **61 Range Road**

Mr. Turner explained the location and the building is currently a single-family residence to be changed to a lawyer's office. Mr. Karl Dubay, MHF Design, explained the lot, and introduced Attorney Donovan. Ms. Monique Donovan, Windham resident, stated her office

is currently located across the street, work outside the house will include painting, a portico, and landscaping. Mr. Dubay discussed the parking spaces in the rear, interconnecting to neighbors parking, and asked for support for a variance for the parking. The Board discussed the 6 square foot down-lit sign, gravel parking, trees, paving, and no WWPD. No public comment. The Board discussed sending the plan out to Highway Safety Committee, fire department, police department, Historic District, road agent, and notify the Board of any abutter agreements.

The Board reviewed the agenda. Mr. Morris made a motion to change the order of the agenda to hear Sheffield Street Community Well. Seconded by Mr. Kolodziej. The Board discussed not liking to change the agenda, but it is justified because it is a health matter. Passed 6-1. Mr. Hohenberger opposed.

Mr. Wilder made a motion to continue Mead Subdivision, Nassar Subdivision, Office Use Site Plan, and Blanchard Subdivision to August 1 at 8:00 pm. Seconded by Mr. Kolodziej. Passed 7-0.

### **Sheffield Street Community Well (11-C-2561) - Public Discussion**

#### **Sheffield Street**

Mr. Turner explained the well problems on Sheffield Street and the potential of a community well system. The Board discussed with Mr. Jeff Thomas the lot ownership, wells going dry, 125 gallon per minute, waterline for 12 lots, wetlands will be restored, work done before final paving of road, 600' bedrock well, homeowners will share responsibility for maintenance, legal issues, distance to homes, water needs, tanker trucks providing water currently, eventually tied into more homes, and a water capacity study. Mr. Steve Brown questioned the location of the lines. Mr. Rick Gould, 24 Sheffield Street, owner of the home without water, asked the Board for their help.

The Board discussed sending the plan out to the fire department, police department, Conservation Commission, Historic District, and road agent. The Board discussed a town-hired hydrogeologist paid for by the applicant as to where the water is drawn from and would it affect any other wells, the feasibility of running a utility line underground on Pine Hill and along the waterline on Sheffield, provide legal instrument to operate and maintain the water system, using the trail, and the applicant engineer both options.

Mr. Zohdi asked the Board for permission to run temporary above ground waterline. The Board discussed ensued. Mr. Wilder made a motion for the applicant to develop a temporary water system for up to 4 homes to supply the homes that are in dire need of water, and the applicant communicate with the Conservation Commission prior to any installation to see that they are satisfied with what's being done. Seconded by Mr. McLeod. Passed 7-0. The Board discussed that the proposed legal instrument to operate and maintain the system be presented to the Board when the applicant returns return.

### **Windham Presbyterian Church Site Plan (11-C-1120 & 11-A-600) - Public Discussion**

## **1 Church Road**

Mr. Dennis Mires, architect, explained that it is a new plan and the Historic District has seen it. Mr. Matt Peterson, civil engineer, explained the new site plan including the addition, parking, WWPD impact, tie thru to Windham Terrace, landscaping, drainage, and new culvert for Church Road. Mr. Mires reviewed the two phases of the addition including entrance, interior design, elevations, connector, and described views from each side. The Board discussed the Church Road culvert, drainage, phases, siding materials, parking spaces, use of addition, septic system, WWPD, and treatment of storm water. Mr. Kurt Freeman, chairman of the church's building committee, discussed parking, WWPD, and church membership with the Board.

Mr. Wilder made a motion to continue the Ellen Fields Apartments and Stolarz Subdivision to August 1 at 8:00 pm. Seconded by Mr. Kolodziej. Passed 6-1. Mr. McLeod opposed.

The Board discussion continued regarding parking, access road, reclaiming wetlands, parking across the street, and gravel driveway. The Board discussed sending the plan out for comments to the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District, transfer station, road agent, and no drainage study review at this time. The Board discussed bats, walkway to front of church, geographical center of town marker, and Village Center District parking.

The Board discussed the August 8 agenda. Mr. Morris made a motion to adjourn. Seconded by Mr. Kolodziej. Passed 7-0. Meeting adjourned at 11:00 pm.

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

Respectfully submitted, Nancy Charland