

Planning Board Minutes of August 1, 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 - Excused

Wayne Morris, Regular Member - Present

Russ Wilder, Regular Member - Excused

Lee Maloney, Alternate - Present

Nancy Prendergast, Alternate - Excused

Roger Hohenberger, Selectmen Alternate - Present

Ms. Maloney replaced Mr. Kolodziej on the Board.

CORRESPONDENCE:

Mr. Carpenter reviewed the following correspondence:

Letter from Mr. Messina regarding his site plan renewal denial at the July 25 meeting;

Letter from TF Moran requesting to reschedule the Windham Auto Sales Site Plan Modification public discussion to the August 15 meeting. Mrs. Crisler made a motion to grant the request. Seconded by Maloney. Passed 5-0. The Board discussed not continuing the public discussion again;

Letters from Robert Beneze and Attorney Gandia requesting to be withdrawn from the Planning Board's agenda. Discussion ensued regarding variance granted to not go before the Planning Board. The Board concurred having a joint meeting with the ZBA to discuss pools in the WWPD. Mrs. Crisler will bring this issue to the attention of the Selectmen.

Confidential letter from Attorney Campbell (not read aloud);

Notice from RPC regarding new information concerning the LCHIP applications;

Notice from the NH Municipal Association regarding municipal volunteer awards;

Letter from Marie Noyles regarding the Landry Conservation Easement (not read entirely);

ROAD BONDS:

Mr. Turner reviewed the following bond:

Heritage Hill Walking Trails, release of \$6,500 and retain \$1,000. Mrs. Crisler made a motion not to release. Seconded by Mr. Morris. Passed 5-0.

OLD BUSINESS:

The Board discussed asking the Board of Selectmen to write a letter to the DOT in support of purchasing the Castle Reach property.

Ms. Linowes announced a CIP meeting on August 16, and September 6 will be CIP presentations.

The Board discussed Ledge Road off-site improvements.

NEW BUSINESS:

The Board discussed a possible land swap for town lot 16-P-1004 for lot 16-P-1011. This item will be discussed at the August 8 workshop.

The Board discussed face replacements for the pylon sign at 29 Indian Rock Road and taking down the moving copy sign. Mrs. Crisler made a motion to not require full site plan approval. Seconded by Ms. Maloney. Passed 5-0.

PUBLIC HEARING:

Ellen Field Apartments Site Plan (12-A-500) - Public Discussion

Searles Road

Mr. Turner stated this plan would convert the former Castle College to 28-unit apartments, and it would require a variance for multi-family use. Sister Patricia Sullivan explained the Sisters of Mercy's background. The Board discussed free-market rentals, and proposed for 55 and older population. Mr. Dubay summarized the project including removing the footprint and reconstruct the same footprint for a 2-story building which would meet current building code, grass area and trees retained, change septic system, access to facility widened, brick façade, and requested support of ZBA variance for multi-family use. The Board discussed the definition of elderly, entrance site distance, watchtower look, heat source, ADA compliance, discrimination, master plan for parcel, elderly district overlay, and support of the project. No public comment. The Board discussed sending the plan out for comments to Highway Safety, fire department, police department, Conservation Commission, Historic District Commission, transfer station, road agent, and Recreation Committee.

Mr. McLeod joined the Board.

Mrs. Crisler made a motion to accept the Mead Subdivision. Seconded by Ms. Maloney. Passed 6-0. Mrs. Crisler made a motion to accept Office Use Site Plan Reapproval. Seconded by Ms. Maloney. Passed 6-0. Mrs. Crisler made a motion to move the Mead Subdivision, Nassar Subdivision, and Office Use Site Plan Reapproval to the August 15 meeting at 8:00 pm. Seconded by Mr. McLeod. Passed 6-0.

Stolarz Subdivision and Lot Line Adjustment - 3 lots (25-R-100) - Public Discussion

31 Marblehead Road

Mr. Turner explained the location of the property. Mr. Carpenter read a letter from John Pesando. Mr. Paul Carideo, TF Moran, explained the 3-lot subdivision and lot line adjustment. The Board discussed drainage easement for treatment swale on Osgood Road, no easements to backlands, lot line to bring existing pool into conformance, conforming lot, trail easement, access to abutter, driveway length, Osgood extension, WWPD, and connection to Fletcher Corner. No public comment. The Board discussed sending the plan out for comment to Highway Safety, fire department, police department, Conservation Commission, Historic District Commission because of the old foundation, road agent, and to work with staff regarding drainage easement to accommodate a treatment swale.

Blanchard Open Space Development - 16 lots (8-B-5716) - Public Discussion

Longmeadow Road

Mr. Turner explained the subdivision including road length, possible connector to Route 28, open space, and would extend from a permanent cul-de-sac. Mr. Carpenter read a letter from Brian and June Vaillancourt. Mr. Peter Zohdi, Herbert Associates, discussed the connector to Route 28, and asked what other information the Board would like. The Board discussed other connections, permanent cul-de-sac, number of lots, WWPD, reconfiguration of lots, and access to town forest.

Public comment began with Mr. Robert Merrill, 569 Mammoth Road, Londonderry, stated the town should have access to the town land with a trail. Mr. Zohdi stated that his client does not have a problem with a right-of-way for a trail.

The Board discussed sending the plan out for comments to Highway Safety (increased traffic to Longmeadow Road, connection to Route 28 or Goodhue), fire department (response time), police department, Conservation Commission, Historic District, transfer station, road agent, RCCD review drainage study, school department, and Recreation Committee. The Board discussed road design to discourage speed, abutting parcel, isolated part of town, and response time from the fire department.

Mr. Yogesh Chandra, Seavey Road, asked how this connects to Seavey Road.

Lamplighter Village - 60 units (8-B-6300) - Public Discussion

Seavey Road

Mr. Turner explained the plan was approved by a previous Board, but the applicant would like to change the plan from elderly housing to market-rate housing, private road, zoned multi-family, unit setbacks are different for elderly housing, and it's a redesign and reapproval of a development started in the 1980s. The Board discussed the road. Mr. Ron Pica, RJ Pica Engineering, further described the project which included 2-bed units, road improvements, road maintained by the association, road entrance, no WWPD disturbance, septic system, community wells, and wetland crossing. Mr. Maurice Caruso, owner, explained the valid approvals and changes to the plan. Mr. Peaker further described the road improvements and setbacks have been met. The Board discussed recreation and road frontage.

Public comment began with Ms. Huguette Chandra, 7 Seavey Road, presented a petition of ecological and safety concerns from Seavey and Hunt Roads residents.

Mr. Rick Adams, 25 Seavey Road, express his concerns regarding the Shoreland Protection Act, no salt area, road connection, and potential problems to the pond. He also gave photos of the area for the record.

Ms. Maureen Richard, 8 Hunt Road, is concerned about the plowing of the roads.

Mr. Bob Boodman, 15 Seavey Road, expressed his concern with the road, pond, 100-year flood plain, video of the road washed out, require a bond for the bond, and responsibility for repairing the road.

Mr. Tom Fratus, 114 Rockingham Road, would like to know the reason it's open market instead of for senior citizens. He also asked about road connection and the logging road.

Mr. Steven Murphy, 27 Seavey Road, stated it's a beautiful area regardless of the condition of the road or pond because of the wilderness, discussed the location is too close to the pond, and will be able to see the buildings from the pond.

Mr. Robert Merrill, 569 Mammoth Road, Londonderry, discussed changing the entrance to Lamplighter in the future, and the status of Seavey Road.

Ms. Michele Repetto, 11 Seavey Road, stated her concerns for her water supply, additional condos, cutting of trees, and the previous construction ruined the road.

The Board discussed sending the plan out for comments to Highway Safety, fire department, police department, Conservation Commission (Seavey Pond concerns), Historic District Commission (dam), transfer station, road agent, and school board. The Board discussed traffic engineer at applicants expense for traffic counts in regards to a bypass lane, minimize landscaping, hydrogeologist study needed or not, recreational facilities, marking the trails, Hunt Road, flooding to Hunt Road homes, and frontage on Seavey Pond.

Mr. McLeod made a motion to adjourn. Seconded by Mr. Morris. Passed 6-0. Meeting adjourned at 11:15 pm.

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

Respectfully submitted, Nancy Charland