

Planning Board

Minutes of August 15, 2001

ROLL CALL:

Alan Carpenter, Chairman - Present Ross McLeod, Vice Chairman - Excused

Lisa Linowes, Secretary - Present Margaret Crisler, Selectmen Member - Present

Walter Kolodziej, Regular Member - Present Wayne Morris, Regular Member - Present

Russ Wilder, Regular Member - Excused Lee Maloney, Alternate - Excused

Nancy Prendergast, Alternate - Present Roger Hohenberger, Selectmen Alternate - Present

Ms. Prendergast replaced Mr. Wilder on the Board.

MINUTES:

Mr. Morris made a motion to approve the July 25 minutes. Seconded by Ms. Linowes. Passed 3-0-2. Ms. Prendergast and Mrs. Crisler abstained.

CORRESPONDENCE:

Mr. Carpenter reviewed the following correspondence:

Letter for a request of change of use for 60 Rockingham Road. Discussion ensued. Mrs. Crisler made a motion to grant the change of use request to not have a full site plan, the applicant to work with staff regarding signage, and if there are any problems the applicant will come before the Board. Seconded by Mr. Morris. Passed 5-0;

Flyer for UNH Continuing Education seminars and short courses

ROAD BONDS:

Moeckel Pond Road, new bond of \$17,379. Mrs. Crisler made a motion to accept the bond. Seconded by Ms. Prendergast. Passed 5-0.

OLD BUSINESS:

The Board discussed upcoming site walks and a questionnaire from Attorney Campbell.

PUBLIC HEARINGS:

Windham Auto Sales (8-B-1) - Public Discussion

68 Rockingham Road

Mr. Turner explained the property, the history of violations, and recommended the site not be allowed to expand because of the size of the site. The Board discussed the WWPD, original plan approval, treatment swale not built, parking, and never complying with former conditions. Mr. James Kachedorian, owner, gave the history of property and stated the solution to the problems is the plan presented. Mr. David Jordan, TF Moran, discussed no evidence of a treatment swale, and the plan will redistribute parking in a different configuration without more pavement. The Board discussed conforming to the 1989 plan, site walk, proposed rendering, parking, and Flatrock Brook, more treatment of runoff needed, display area spaces, and the current state of the plan. The Board discussed sending the plan out for comment to the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, and transfer station. Mr. Kachedorian stated he has tried to conform to the citations, swales were put in 1989, and the Board is welcome to look at the site. *Mr. Kolodziej joined the Board.*

Office Use Site Plan Approval (11-C-180) - Public Hearing

75 Indian Rock Road

Mr. Turner explained the plan and stated that the plan meets all requirements and recommends it for public hearing. Mr. Morris made a motion to open for public hearing. Seconded by Ms. Linowes. Discussion ensued regarding waivers requested. It was noted that the plan had been accepted and continued for public hearing at a previous meeting. Mrs. Crisler made a motion to reject the plan because the plan is insufficient and to not grant the waivers for lighting and sign detail. No second. No public comment. Mr. Peter Zohdi, Herbert Associates, stated it's a limited site plan that was approved in March 1999 and not all work completed within a year. He then discussed signage and lighting. The Board discussed the lighting details, parking reduced, and the sign shape and color. Mr. Jim Morgan stated he was going use the site for an accountant and travel agency business. Mrs. Crisler made a motion to continue the discussion to September 5 at 8:00 pm and include the exterior lighting and the pickup hours and location of the dumpster. Seconded by Mr. Kolodziej. Passed 6-0.

Mrs. Crisler made a motion to continue the Costa Subdivision and Covino Site Plan public discussions to September 5 at 8:00 pm. Seconded by Ms. Linowes. Passed 6-0.

Nassar Subdivision - approx 20 lots (7-B-5 & 13-C-1) - Public Discussion

Searles and Gov Dinsmore Roads

Mr. Turner explained the site including buildings, rights-of-way, lot locations, railroad, stone bridge, issues include town right-of-way, driveway on Searles Road, cul-de-sac, and wetlands. The Board discussed Gov Dinsmore Road ownership. The Board discussed minimum building area, lot with a town right-of-way, open space vs. traditional subdivision, orchard, and maintaining the vista. Mr. Peter Zohdi, Herbert Associates, stated the applicant intends to keep orchard and sells a few lots at a time. The Board discussed the rock walls, cul-de-sac, right-of-way, 1807 plan, class 6 road, Stonehenge connection not feasible,

substantial work, trail, retaining stonewalls to railroad bed, cul-de-sac too large for two lots, 24' road, and Searles Road driveway.

Public discussion began with Ms. Jane Bassett, 4 Netherwood Road, stated the orchard gets more traffic than the 22 homes.

Mr. Bob Coole, 20 Morrison Road, asked about the closed road and moving the stonewalls.

Mrs. Jean Nassar, owner, stated the land has been in her husbands family for 45 years. She discussed intentions, responsibility, lots, farm, planning for the future, other options, open space, and neighbors support.

Mr. Barry Dubois, 32 Gov Dinsmore Road, discussed the road width and is concerned with drainage.

Ms. Roni Hewitt, Searles Road, stated that she supports the Nassars.

The Board discussed sending the plan out for comment to the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, transfer station, road agent, traffic analysis of current data, RCCD drainage review, and Recreation Committee. The Board discussed cul-de-sac, road widths, driveway locations, and a walking loop.

Mead Subdivision (3-B-700) - Public Hearing

Derry (a portion of the lot is located in Windham)

Mr. Turner stated that the plan has been accepted for public hearing at a previous hearing, explained the subdivision, and it does not affect Windham. The Board discussed Derry approval, acreage, and access. No public comment. Mrs. Crisler made a motion to approve the Mead Subdivision lot 3-B-700. Seconded by Mr. Morris. Passed 6-0.

Lexington and Ledge Lot Line Adjustment (11-A-161 & 200) - Public Hearing

Lexington and Ledge Roads

Mr. Turner explained the lot line adjustment. The Board discussed ownership, reason for adjustment, tree cutting, walking easement, stonewall, buffer, and continuing the hearing. Mr. Chris Francher, MHF Design, discussed the walking easement with the Board. Mrs. Crisler made a motion to continue the hearing to September 5 at 8:00 pm to allow to staff to research the pedestrian trail. Seconded by Mr. Morris. Passed 6-0.

The Board discussed Attorney Campbell's questionnaire regarding the Bear Hill Road case.

Mrs. Crisler made a motion to adjourn. Seconded by Mr. Kolodziej. Passed 6-0. Adjourned at 10:45 pm.

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

Respectfully submitted, Nancy Charland