

Planning Board

Minutes of October 17, 2001

ROLL CALL:

Alan Carpenter, Chairman - Excused 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 - Present

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

Ms. Maloney replaced Mr. Carpenter on the Board.

Mr. McLeod opened the meeting at 7:30 pm.

MINUTES:

Mrs. Crisler made a motion to approve the October 3 minutes as amended. Seconded by Mr. Kolodziej. Passed 6-0.

Ms. Prendergast replaced Ms. Linowes on the Board.

ROAD BONDS:

Mr. Turner reviewed the following bonds:

Loureiro/Bulcao site bond, 71 Searles Road, new bond of \$1000. Mr. Morris made a motion to accept. Seconded by Mr. Wilder. Passed 7-0.

Heritage Hill Walking Easement, release of \$3500 and retain \$4000. Mr. Kolodziej made a motion to release and retain. Seconded by Ms. Maloney. Passed 7-0.

Heritage Hill Walking Easement, release of \$3500 and retain \$500. Mrs. Crisler made a motion not to release until the repair amount is known. Seconded by Mr. Kolodziej. Passed 7-0.

Crestwood Road, release \$22,344 and retain \$8,100. Mr. Wilder made a motion to release and retain. Seconded by Ms. Maloney. Passed 7-0.

Osgood Road, release \$6,000 and retain \$39,424. Mr. Kolodziej made a motion to release and retain. Seconded by Mrs. Crisler. Passed 7-0.

OLD BUSINESS:

The Board discussed improvements on Gov Dinsmore Road and the Ledge Road and Route 111 intersection.

CORRESPONDENCE:

Mr. McLeod reviewed the following correspondence:

Memo from ZBA Chairman regarding forms;

Memo from RPC regarding LCHIP Grant;

Letter from Attorney John Anthony Simmons introducing himself;

Notice of the OSP annual fall conference on November 17;

Flyer from EPA regarding Virtual Technology Trade Shows;

Flyer from Chas. H. Sells Inc. regarding aerial mapping.

Site plan revisions for Cyr Lumber. Discussion ensued regarding light poles and one-way emergency lane around the building. Mrs. Crisler made a motion to consider this a minor change and leave it to the discretion to the planning director. Seconded by Mr. Kolodziej. No public comment. Passed 7-0;

Dredge and Fill form for 12 Sheffield Street. Mrs. Crisler made a motion to sign to acknowledge the application has been received. Seconded by Ms. Maloney. Passed 7-0;

NEW BUSINESS:

Mrs. Crisler stated she will not be at the next three meetings because of the law lecture series, and also announced the coat drive on November 3.

The Board discussed the Selectmen letter to the DOT regarding the golf course letter and the Planning Board also sending one. This will be discussed at the October 24 workshop.

The Board postponed the October 31 meeting until November 14. Ms. Linowes objected.

Ms. Linowes took her place on the Board.

PUBLIC HEARING:

Lot Line Adjustment (11-A-161 & 200) - Public Hearing Continued

Lexington and Ledge Roads

Mr. Twarog explained the easement location which provides access to the wetland with a portion that may be relocated in the future. The Board discussed the trail abutting the property, abutting land ownership, and access around the wetland. Mr. Karl Dubay, MHF

Design, discussed adding the trail easements within the protected areas around the wetland area. The Board discussed double checking the abutters list and the lot line change. No public comment. Mrs. Crisler made a motion to approve as submitted with the addition of correcting the trail easement. Seconded by Mr. Morris. Discussion ensued regarding the wording right-of-way and town counsel review. Mrs. Crisler amended her motion to have town counsel review the easement. Seconded by Mr. Morris. Mr. Dubay marked 10' wide pedestrian easement the plan. Mrs. Crisler amended her motion to include as depicted on the plan. Seconded by Mr. Morris. Passed 7-0.

Subdivision Regulation Amendment - Public Hearing

Mr. Twarog read the amendment to section 704.1.2. No public comment. Mr. Wilder made a motion to accept the change 704.1.2 of the site plan regulation as read. Seconded by Mrs. Crisler. Passed 7-0.

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

Searles Road

Mr. Sam Nassar, applicant, stated he is looking for input from the Board regarding the development of his land regarding phasing, open-space vs. conventional development, and the railroad. The Board discussed the lot configuration and access over the railroad right-of-way. Mrs. Jean Nassar further explained the property. Board discussion ensued regarding open-space regulations, outstanding questions, preserving the orchard, working with staff, and obstacles. No public comment.

Rocky Ridge II Site Plan (8-B-601) - Public Discussion

78 Rockingham Road

Mr. McLeod read a letter from Carlo and Beatrice Tavernini. Mr. Turner explained a public discussion and the site plan including entrances, building location, WWPD, flood plain, and buffer. The Board discussed the normal high water mark, more detail needed, land elevation regarding lighting, buffer to Aladdin Road, access, lighting plan, architectural review, setbacks, zoning, facility, and requirements.

Public comment began with Ms. Heather Colbert, 10 Aladdin Road, read a petition from the neighbors in opposition of the storage facility.

Mr. Walter Colbert, 10 Aladdin Road, stated his concerns regarding access, blasting, architectural style, color, signage, setbacks, and to make ascetically pleasing. The Board discussed the blasting ordinance.

Mr. John Downs, 6 Aladdin Road, stated he did not think a storage facility is needed and does not want to see it built.

Ms. Eileen DiOrio, 2 Aladdin Road, stated her concerns with blasting, what's being stored, undesirables coming to the property, septic issues, and adequate parking.

Ms. Nancy Williams, 11 Aladdin Road, questioned the entrance on Aladdin Road, notification of blasting, concerned with wetlands, signs, and wants to keep their neighborhood a neighborhood.

Ms. Deborah Kenyon, 7 Aladdin Road, stated that a chain link fence will not look right, and asked if the land could be rezoned to residential.

Mr. Michael Smith, 14 Aladdin Road, discussed property rights.

Ms. Marilyn Abate, 16 Aladdin Road, discussed the treatment of their neighborhood, potential of trucks turning on Aladdin Road, and the effects this will have on the neighborhood.

Mr. Bill Brikiatis, 12 Aladdin Road, asked to limit the amount of time to quarry the site, there are so many other storage facilities already, and he believes Mr. Smith wants to quarry the site.

Mr. Dom DiOrio, 2 Aladdin Road, stated his concerns about the safety of the children, buffer, the storage facility will change the neighborhood, speed limit discrepancy on Route 28, and neighborhood value.

Ms. Debbie LeBlanc, 13 Aladdin Road, stated her concerns regarding the safety of the children, limited parking will encourage people to park on Aladdin Road, and current storage facilities are not fully used.

Ms. Heather Colbert, 10 Aladdin Road, read a letter from her 9-year old daughter.

Mr. Wes Aspinall, Herbert Associates, discussed Aladdin Road, the proposed plan, it is not a large blasting project, and zoning. The Board discussed the public utility structure, scale, driveway location, and blasting monitoring.

Mr. Colbert stated his concern with pavement and runoff into the brook. Mr. Smith stated he appreciates the planning board, and he will be at every meeting. Ms. Williams stated they're emotional because of the blasting at the other sites and asked about the access from Aladdin Road.

The Board's November 14 meeting will be discussing Route 28 zoning. The Board discussed off-site improvements and sending the plan out to the Highway Safety Committee (entrance location, speed limit, bus stop location, limit parking on Aladdin Road), fire department (access, storage of hazardous materials), police department, Conservation Commission (normal high water, setback definition in regard to Flat Rock Brook), Historic District, road agent, traffic report, RCCD drainage study review, and school board (bus stop), and an engineer retained by town and paid for by the applicant pay to find normal high water.

Mr. Wilder made a motion to adjourn. Seconded by Mr. Maloney. Passed 7-0. Meeting adjourned at 10:35 pm.

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

Respectfully submitted, Nancy Charland