

Planning Board

Minutes of December 19, 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 – Present

Roger Hohenberger, Selectmen Alternate – Present

Ms. Prendergast and Ms. Maloney replaced Mr. Wilder and Mr. Kolodziej respectively.

Mr. Carpenter opened the meeting at 7:35 pm.

MINUTES:

- Mr. Morris made a motion to approve the October 10 minutes. Seconded by Mrs. Crisler. Passed 4-0-3. Ms. Prendergast, Mr. Carpenter and Ms. Maloney abstained.
- Mr. McLeod made a motion to approve the November 7 minutes. Seconded by Ms. Maloney. Passed 6-0-1. Mrs. Crisler abstained.
- Mr. Morris made a motion to approve the November 14 minutes. Seconded by Mr. McLeod. Passed 4-0-3. Mrs. Crisler, Mr. Carpenter, and Ms. Maloney abstained.
- Mr. Morris made a motion to approve the November 20 minutes. Seconded by Mr. McLeod. Passed 4-0-3. Mrs. Crisler, Ms. Maloney, and Ms. Prendergast abstained.
- Mrs. Crisler made a motion to approve the November 28 minutes as amended. Seconded by Ms. Prendergast. Passed 7-0.

ROAD BONDS:

Mr. Turner reviewed the following bond:

- Heritage Hill Walking Easement, release of \$3000 and retain \$1000. Mrs. Crisler made a motion to release and retain. Seconded by Ms. Prendergast. Passed 7-0.

OLD BUSINESS:

Ms. Linowes discussed the Conservation Commission Sheffield Well site walk, communication between the Conservation Commission and Planning Board, and a joint meeting with the Conservation Commission.

The Board discussed meeting with the Squire Armour Road neighbors and the Conservation Commission at the January 23 workshop.

CORRESPONDENCE:

Mr. Carpenter reviewed the following correspondence:

- Letter requesting the Nassar Subdivision to be continued. Mrs. Crisler made a motion to continue the Nassar Subdivision to January 2, 2002. Seconded by Mr. Morris. Passed 7-0;
- Four citizen petitions. Mr. Carpenter read the first petition. Mr. Morris made a motion to accept the citizen petition for public hearing on January 9. Seconded by Ms. Maloney. Passed 7-0. Mr. Carpenter read the second petition. Mr. Morris made a motion to accept the citizen petition for public hearing on January 9. Seconded by Mr. McLeod. Passed 7-0. Mr. Carpenter read the third petition. Mrs. Crisler made a motion to accept the citizen petition for public hearing on January 9. Seconded by Ms. Prendergast. Passed 7-0. Mr. Carpenter read the fourth petition. Mrs. Crisler made a motion to accept the citizen petition for public hearing on January 9. Seconded by Mr. McLeod. Passed 7-0.

PUBLIC HEARING:

Lamplighter Village – 60 units (8-B-6300) – Public Hearing Continued

100 Rockingham Road

Mr. Turner reviewed the outstanding issues. Mr. Carpenter distributed a letter from Attorney DiFruscia and an article in the law journal named “The Impacts of Environmental Permitting and Enforcement on Real Estate Development.” Mr. Ron Pica discussed the changes which included removing the bus stop area, 28 feet road way away from Seavey Pond, and guardrails. The Board discussed wetland impact, retaining wall, and 25 year storm culverts. Mr. Carpenter read Attorney DiFruscia’s letter. Mr. Maurice Caruso discussed permits with the Board. The Board discussed the Shoreland Protection Act enforcement, Army Corp of Engineers, dam inspection and report, and road widths.

Mr. McLeod made a motion to continue Carbo Subdivision, Mangan Special Permit, Klemms Site Plan, and Bissell Camp Road Elderly Housing to January 2. Seconded by Mrs. Crisler. Passed 7-0. Mr. McLeod made a motion to open and accept Carbo Subdivision and Mangan Special Permit and continue to January 2. Seconded by Mrs. Crisler. Passed 7-0.

The Board discussed drainage, well and septic locations, water system, no sprinkler system, cistern provided, fire substation before more units in this area, premature because of response times, impact fee for fire substation, curb to non-curb transition, and community septic system. The Board looking for color rendition, signs, detailed lighting plan to prove no light pollution, mark the plans that the water only used for this site, road widths of other condominiums, include mailbox hut, and mail boxes location. Mrs. Crisler made a motion to continue to January 2. Seconded by Mr. McLeod. Passed 7-0.

Costa Subdivision (3-A-600) – Public Hearing

11 Morrison Road

Mr. Turner stated the application is complete and recommends it for public hearing. Mrs. Crisler made a motion to accept for public hearing. Seconded by Ms. Maloney. Passed 7-0. Mr. Turner described the subdivision including Mr. Thorndike’s comments and lot sizes. Mr. Carpenter read the department comments. The Board discussed house locations and driveway locations with Mr. Peter Zohdi. Board discussion continued regarding wells, house and driveway location, WWPD impacts, and 25 potential lots. No public comment. Mrs. Crisler made a motion to approve the subdivision with the following conditions: stonewalls disturbed as little as possible, reuse any disturbed stones from the stonewalls on site, any house built within 50’ of WWPD will require a special permit, setting of the property bounds, and locate the driveway on lot 3-A-599 away from the curve as much as possible. Seconded by Mr. Morris. Passed 7-0.

Sheffield Road Well Line Easement & Special Permit (11-C-2561 & 5300) – Public Hearing

Sheffield Road

Mr. Turner stated the plan has been reviewed, meets zoning and site plan requirements, and recommended it for public hearing. Mrs. Crisler made a motion to accept for public hearing. Seconded by Ms. Prendergast. Passed 6-0. Mr. Turner described the well line, pump house, special permit, water line placement in currently disturbed areas, homeowners association to run waterline needed, legal agreement for water responsibility before and after construction to protect the future homeowners, and who's responsible for the construction of the water system. The Board discussed that four homes are occupied and built, 12 homes involved, and freezing water lines. Department comments were read. Board discussion continued regarding trench detail and Mr. Zohdi handed out report from water company. Ms. Linowes read recent comments from the Conservation Commission. Mr. Zohdi explained that the display plans are different from the submitted plans. The revised plans reflect the comments of the Conservation Commission to include location of hay bales and silt fencing and the location of existing wood roads. The Board discussed Conservation Commission comments with Mr. Zohdi. Discussion continued regarding the size of the pump house, water storage in the pump house, pump house access, lighting, note should be put on the plans saying that any additional homes tied into this system will require Planning Board approval, and the applicant should pay for damaged stone culvert. Mr. Bruce Lewis, P.E. answered the Board's questions concerning the pump house and the three proposed wells. Mr. Lewis concurred that a note should be put on the plan limiting the system to 12 homes. He stated that any additional homes to the system would require state approval as well as Town approval. The Board discussed the storage capacity, water treatment, no impacts on the wetlands or transfer station, advanced planning concerning water supply for new subdivisions, 50 homes being the cutoff point for a community system, current Town regulations concerning well testing and yields, town-wide hydrogeology study, forum with engineers and the Town to deal with water supply issues. Mr. Lewis concurred and offered his time for such an endeavor.

Board discussion continued regarding well testing, pump house size, lighting will be a standard house security light with a motion sensor on it, dimensions of the building, landscaping, note on the plans, minimal disturbance to Pine Hill Road, developer will be required to attend a pre-construction meeting prior to any work in this area, and a gate. No public comment.

Mrs. Crisler made a motion to approve Sheffield Road well line easement and special permit dated 12/18/01 with following conditions: 1) damaged stone culvert be repaired at applicants expense and bonded; 2) water system for only serve 12 homes, any expansion will require Planning Board approval; 3) water lines be located to minimize blasting; 4) building design to be inconspicuous with the details worked out with staff; 5) staff will verify that erosion controls are in place and affective; 6) legal agreements sufficient to protect the home owners stating specifically who will be responsible for the supply water to the residents in this area; 7) legal agreement detail a homeowners association be development and details be worked out with town legal counsel and town staff; 8) building and access roads be secured with locks. Ms. Prendergast. Passed 6-1. Mr. McLeod opposed because of missing data and loose sheets of paper which were not administratively organized.

The Board discussed legal instruments recorded in the deed and the four existing homes will have supplemental deeds.

Rogers Service Center (13-B-1) – Public Discussion

Rockingham Road

Mr. Turner explained the proposed plans. Mr. Zohdi presented the plan to the Board. He showed WWPD areas, parking areas, and proposed building. The Board discussed that the Board will want to see a lighting plan and architectural details, removal of existing building, eliminating one driveway and widening the other, and eliminating a curb cut on Route 28. The Board requested the plan be sent out for comments to the Highway safety Committee, fire department, police department, Conservation Commission, Historic District Commission, Transfer Station, and regional impact to Salem at a later date. Mr. Zohdi will provide an overall plan of the area to show residences nearby and staff will send a copy of the plans to the Town of Salem.

The Board schedule a site walk for Bissell Camp Road Development and Rogers at January 5, 2002 at 8:00 am.

Mr. McLeod made a motion to adjourn. Seconded by Ms. Maloney. Passed 7-0. Meeting adjourned at 11:10 pm.

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

Respectfully submitted, Nancy Charland and Eric Twarog