

# **Planning Board**

## **Minutes of June 19, 2002**

### **ROLL CALL:**

Ross McLeod, Chairman - Excused Wayne Morris, Vice Chairman - Excused

Lee Maloney, Secretary - Present Roger Hohenberger, Selectmen Member - Present

Walter Kolodziej, Regular Member - Present Lisa Linowes, Regular Member - Present

Russ Wilder, Regular Member - Present Nancy Prendergast, Alternate - Present

Alan Carpenter, Selectmen Alternate - Excused

*Ms. Maloney opened the meeting at 7:30 pm. Ms. Prendergast replaced Mr. McLeod on the Board.*

### **MINUTES:**

Mr. Hohenberger made a motion to approve the May 15 minutes. Mr. Kolodziej seconded. Passed 5-0;

Mr. Hohenberger made a motion to approve the June 12 minutes. Mr. Kolodziej seconded. Passed 5-0.

*Mr. Wilder joined the Board.*

### **CORRESPONDENCE:**

Notice from the DOT regarding July 1 meeting regarding Route 93 widening;

Site specific application for Heritage Estates;

Letters from the DOT to David Sullivan and another to Representative DiFruscia regarding land mitigation for the widening of Route I-93;

State Planning Newsletter;

RPC Newsletter;

Town and City June 2002 Booklet.

### **NEW BUSINESS:**

The Board discussed appointing CIP members at next week's workshop, other topics for the meeting, Conservation Commission Hancock Road site walk findings, and Tribune article regarding wetland mitigation.

Mr. Wilder made a motion to table Sargent Special Permit, Kirata Subdivision, Whispering Winds Site Plan and Lot Line Adjustment to the July 10 meeting at 8:00 pm. Mr. Hohenberger seconded. Passed 6-0.

## **PUBLIC HEARINGS:**

### **Hadleigh Woods Site Plan - 62 units elderly housing (3-B-265) - Public Hearing Continued**

#### **Bissell Camp Road**

Mr. Warren reviewed the site plan as presented to date, explained the special permits requested, outstanding issues are site issues, architectural review, legal protections, public comment, work adjacent to the WWPD, affordable, and scattered and premature. Ms. Maloney read a letter from Attorney Bronstein. The Board discussed with Attorney Bronstein figures used in determining the price, and unit upgrades with Mr. Brian Harvey. Discussion continued regarding comparison condos, density increase, affordable to the residents of Windham, rental units, senior income, retirement income, increase density and to be affordable, restrict some units to single bedroom, no exterior architecture changes if one bedroom, base price first floor finished only, and condo fee budget. Mr. Jack Szemplinski, Benchmark Engineering, discussed the septic systems, and guaranteed for five years. Discussion continued regarding resident managed, at grade, fire substation donation, tax benefit vs. services required, improved emergency response, and affordable housing. Mr. Tom Case discussed the ordinance and lack of guidelines, rentals are affordable, area affordable housing, don't define as you go along, and enforcing 'remaining affordable'. Mr. Case discussed the ordinance with the Board. Discussion continued regarding the affordable price. Mr. Wilder made a motion to continue Scott Subdivision and Ledge Road to July 10 at 8:00 pm. Mr. Hohenberger seconded. Passed 6-0.

Mr. Szemplinski discussed the units close to the WWPD and placing of boulders, cul-de-sac length, emergency water supply, and closed drainage and curbing. He then described the special permits requested of 1) construction of proposed Hadleigh Road; 2) construction of 2 treatment swales; 3) install of the required well and pump house; and 4) installation of gravel walking path. He stated the gazebo will be outside the WWPD, waiver granted for lot 265, and would like waiver for lot 200. The Board discussed separate lot used for stockpile area, treed buffer, maintenance schedule for treatment swales and catch basins, deep sumps, and continuous boulders along WWPD. No public comment. The Board discussed quality, front steps, handicapped adaptable, architectural shingles, keep elderly covenants and continued affordability in documents, loam and seed on 2:1 slope, landscaping, 6 foot apart boulders behind the units, erosion sediment control plan for stockpile, waiver for lot 200, and affordable proposal. Mr. Hohenberger made a motion to continue to July 10 at 8:00 pm. Mr. Wilder seconded. Passed 6-0.

## **Stolarz Subdivision Phase II - 5 lots (25-R-103) - Public Discussion**

### **10 Osgood Road**

Mr. Warren explained the location of the 5-lot subdivision, large WWPD on the land, individual well and septic, and need 30-day provision to trench the road for utilities. Mr. David Jordan, TF Moran, stated the lots have frontage on Osgood Street, located WWPD areas, vernal pool, no alternation of WWPD for construction. The Board discussed the remaining 78 acres is subdividable with the extension of Osgood Street.

Public comment began with Mr. Barbar Khan, 23 Osgood Street, stated his concerns regarding 78 acres lot future development and his driveway, during construction he would lose access to his home, restoring cul-de-sac, 50' setback, Bayberry trails nearby, landscaping at intersection of Marblehead, participate in current cistern, and match covenants to other side of the street.

The Board discussed with Mr. Robert Stolarz, owner, the road and cistern, illegal driveway, temporary cul-de-sac. He plans to build his own home in the future on the 78-acre lot. The Board discussed that many of Mr. Khan's issues are for future development. The Board discussed sending out the plan for review to the Highway Safety Committee, fire, police, Conservation Commission, Historic District Commission, and Highway Agent. The Board discussed legal issues of Osgood Street.

Mr. Hohenberger made a motion waiver the 10:30 pm limit to hear the Lamplighter revisions. Ms. Prendergast seconded. Passed 6-0.

## **Lamplighter Village Revision - (8-B-6300) - Public Hearing**

### **100 Rockingham Road**

Mr. Warren explained this plan is a revision to a previously approved plan and changes include architectural detail, offer more floor plans, increase livability and make more marketable, and broader color palette. Ms. Prendergast made a motion to open for public hearing. Ms. Linowes seconded. Passed 6-0.

Mr. Rob Martel, Berard-Martel Architects, discussed the previously approved site plan. Changes in the plan include variety of floor plans, building design, building height, windows, carriage style doors, optional fireplaces, more exterior building accents, walk out conditions on 13 of the buildings, fire wall, footprint comparison, interior layout, optional garages and decks, colors, and an abutters meeting was held. The Board discussed visibility to Seavey Pond, zero clearance fireplaces, chimneys built whether or not a fireplace, no changes to lighting, building locations, garages, square footage, and all are 2-bedroom units. Ms. Maloney read a letter from Rick Adams and Michele Repetto. Mr. Martel addressed the issues raised in the letter of impervious surfaces, decks, and setbacks. Discussion ensued regarding no additional blasting, dam, dam permit due at the end of June, planter areas, square footage, garages, and colors.

Public comment began with Mr. Rick Adams, 25 Seavey Road, questioned how a non-owner could submit these plans. He expressed his concern for optional decks, location and height of buildings, and to not approve the plan.

Ms. Michelle Repetto, 11 Seavey Road, felt the plans were misrepresented and stated her concerns with basements, height and location of the buildings, master bedrooms, water usage, foundations, blasting, causeway, and historical dam.

Ms. Maloney read the letter of approval for the previous plan. Discussion ensued regarding water usage. The Board discussed with Ms. Repetto the causeway, road layout, walkway, engineer's letter, building size, and revised plans for DES. The Board discussed building placement, abutter visibility, WWPD, switching buildings, and special permit for work in the WWPD. Mr. Silvestri, builder, stated this plan is better than the previous approved plan. Discussion continued regarding DES, and changes to the proposal.

Mr. Hohenberger made a motion to approve the Lamplighter layout revision with changes that buildings 1 & 3 be swapped with other A & B buildings and so that buildings 1, 2, 3 are all of type A & B. Mr. Wilder seconded. Passed 5-0.

Mr. Wilder made a motion to adjourn. Ms. Prendergast seconded. Passed 5-0. Meeting adjourned 12:15 pm.

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

Respectfully submitted, Nancy Charland