

Planning Board

Minutes of August 7, 2002

ROLL CALL:

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

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

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

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

Alan Carpenter, Selectmen Alternate - Excused

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

MINUTES:

Mr. Hohenberger made a motion to approve the July 10 minutes. Ms. Maloney seconded. Passed 6-0.

Mr. Morris made a motion to approve the July 24 minutes. Mr. Hohenberger seconded. Passed 5-0-1. Mr. Wilder abstained.

CORRESPONDENCE:

Regional notice from New Boston Planning Board regarding personal wireless service facility;

Letter from Sam and Jean Nassar regarding road access.

OLD BUSINESS:

The Board discussed a letter to Selectmen regarding participating in schools meeting, ZBA overturn of Planning Board decision, CIP update, substation, private water agreements, hydrant maintenance costs, Klemm's corner contaminated soils, and water resources protection plan.

Sargent Special Permit (3-A-546) - Public Discussion Continued

12 Partridge Road

Mr. Turner stated there was a site walk and turned the presentation to Mr. Peter Zohdi, Herbert Associates. He described the changes to the driveway location. Mr. McLeod read letters from: 1) Ray and Kay Howard, and 2) Christopher and Kelly Cornille. The Board discussed preferred driveway location has the least impact on the wetlands, drainage

easement, buffer between houses, and no cut zone. The Board discussed sending the plans out for comments to Conservation Commission and Highway Agent.

Mr. Turner stated that Roger and Stolarz meet requirements and recommend acceptance for public hearing. Mr. Hohenberger made a motion to continue Rogers Site Plan, Stolarz Subdivision, and Golden Oaks to the August 21 meeting. Mr. Morris seconded. Passed 6-0.

Castle Reach Open Space Subdivision and Special Permit - 50 lots (7-A-400, 3-B-290B, 8-C-50) - Public Hearing

Off Jenny's Hill Road

Mr. Warren explained the applicant is requesting subdivision and site plan approval for the construction of a 50-lot open space development. The project is the next phase of the Castle Reach Development. The applicant also is requesting special permit approval to allow the following activities within the delineated WWPD on the site: 1) Construction of 3 roadway crossings; and 2) Construction of 1 driveway crossing. The zoning is Rural, WWPD Overlay District, and Open Space Residential Overlay District. Staff recommends the plan for acceptance for public hearing, and the plan with requested waivers conforms to the requirements. Discussion ensued regarding the number of lots, public discussion vs. public hearing, and waivers. Mr. Hohenberger made motion to accept the 50-lot subdivision plan subject to the waivers being granted. Mr. Wilder seconded. Passed 5-1.

Mr. Warren stated the applicant is requesting a waiver from section 606. Mr. Zohdi discussed the waiver requested. Discussion ensued regarding conventional subdivision, drainage calculations, Mr. Wilder made a motion to approve the waiver as requested. Mr. Morris seconded. Passed 5-1. Mr. Hohenberger opposed.

Mr. Warren gave an overview including four new roads, WWPD impact, and cul-de-sacs. Discussion ensued regarding vernal pool. Mr. Zohdi distributed plans. Discussion continued regarding vernal pool, wetlands, specialist review of line, road not in vernal pool, dredge and fill, and if a special permit is required. Mr. McLeod read the department comments. Mr. Warren stated the staff recommendations include lot changes, changes to notes on plans, Assessor approval of numbers, covenants reviewed, roadways basecoat paved before COs, off site improvements, fixing of Mockingbird Hill Road, cul-de-sac length, noise buffer, traffic impact, and recreation. Mr. McLeod read a letter from 1) Jean and Sam Nassar. Mr. Zohdi noted that the plan they referenced to is not before the Board this evening. Mr. McLeod read Highway Agent McCartney's comments. Mr. Zohdi stated they would like to make the road connection this year. The Board discussed temporary road extension, connection to Morrison, and wildlife report. Mr. Zohdi agreed to have Mr. Gove evaluate the changes with a written report and present at the next meeting. Discussion continued regarding Conservation Commission comments, trails on presentation plan, location of open space parcels, future of phase III, road configuration, road widths, and traffic calming techniques. Mr. Hohenberger made a motion to continue to the August 21 meeting at 8:00 pm; trails drawn on map, Conservation Commission issues addressed and highlighted on the map, wildlife study updated by Mark West formerly of Gove Environmental, and recreation

needs of residents. Mr. Wilder seconded. Mr. Zohdi stated he would attend the next Conservation Commission meeting. Passed 6-0.

Fletcher Road Extension - 4 lots (25-R-625) - Public Discussion

Fletcher Road

Mr. Warren explained the subdivision including 4 lots and extension of cul-de-sac. Mr. Jack Szemplinski, Benchmark Engineering, explained extending cul-de-sac, wetland location, old landfill behind property, individual wells and septic systems. The Board discussion ensued regarding cul-de-sac size, beyond road length limit, hole, variance for open space, access to town land, and trails.

Public comment began with Mr. Joe Cocker, 34 Fletcher Road, stated his concerns with wanting to keep the cul-de-sac and maintaining a tree buffer.

Discussion ensued regarding cul-de-sac, keeping existing cul-de-sac, right-of-way for walking trail 20' wide, and presenting options of 1 and 2 cul-de-sacs with driveways shown. Mr. Hohenberger made a motion to continue to the August 21 meeting at 8:00 pm. Mr. Wilder seconded. Passed 6-0.

Spruce Pond Open Space Subdivision - 116 lots (25-R-600, 1200, 1300, 1800, 700) - Public Discussion

Route 28 and Depot Road

Mr. Turner stated that Derry has been given a copy of the plan, Derry planning staff attended engineering meetings, plan changes, master plan of entire area, open space development, cul-de-sac length, Windham Depot Road, recreational trail, and road configuration. Mr. Szemplinski further described the acreage, community water system, onsite septic, connection to Derry, preserving Spruce Pond area, Mitchell Pond nearby, temporary road till connection to Depot Road, and asked for input for studies.

Public comment by Ms. Adele Magnum, 29 Windham Depot Road, Derry; Ms. Diane Boisclair, 36 Windham Depot Road, Derry; Mr. Hank Gagnon, 10 James Street, Derry; Ms. Catherine Benedetto, 34 Windham Depot Road; Ms. Lorrie Belinsky, 18 Windham Depot Road, Derry; Ms. Gladys Curtis, 20 ½ Windham Depot Road, stated their concerns which included regarding traffic and weight limits on Windham Depot Road, ATVs and dirt bikes on the recreational trails are a problem, wildlife impacts, wetlands, wells, safety, and intersections on Route 28.

Mr. McLeod read a letter from Gary and Pamela Lamontagnt, 18 James Street, Derry. Discussion ensued regarding intersection locations on Route 28, Derry subdivision, wildlife analysis, Hadleigh Woods, Spruce Pond, bog, trails, stone bridge, cul-de-sac, community wells, road length, cul-de-sac length, traffic study, number of lots, identify heavily wooded areas, speed study, line-of-sight, James Street, phasing, and Derry Planning Board. The Board discussed sending the plan out for comments to the Highway Safety Committee,

police department, fire department, Conservation Commission, Historic District Commission, transfer station, Highway Agent, school department, fire department response, wildlife habitat study, Recreation Committee, plans to RPC and Southern NH Planning Commission. The Board discussed phases, coordination with Derry, and future site walk.

Mr. Hohenberger made a motion to adjourn. Mr. McLeod seconded. Passed 6-0. Meeting adjourned 12:00 midnight.

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

Respectfully submitted, Nancy Charland