

Planning Board Minutes of October 2, 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 - Present Lisa Linowes, Regular Member - Present

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

Alan Carpenter, Selectmen Alternate - Excused

Mr. McLeod opened the meeting at 7:30 pm. Ms. Prendergast replaced Mr. Morris.

MINUTES:

Mr. Hohenberger made a motion to approve the September 18, 2002 minutes. Mr. Kolodziej seconded. Mr. Hohenberger withdrew his motion.

Mr. Wilder made a motion to approve the September 25, 2002 site walk minutes. Mr. Hohenberger seconded. Passed 5-0-2. Ms. Prendergast and Kolodziej abstained.

Mr. Morris joined the Board.

CORRESPONDENCE:

Letter from Video Express requesting a waiver of site plan hearing for a replacement sign. Discussion ensued. Mr. Hohenberger made a motion to not require site plan review. Ms. Linowes seconded. Passed 7-0.

Letter from NH DOT regarding Draft Final Environmental Impact Statements;

Letter from Marlene Bishop and Joseph O'Leary regarding impact fees;

Letter from Jack Moltenbrey regarding the catch basin at 149 Londonderry Road;

Letter to NH DES from the Conservation Commission regarding the Lamplighter causeway;

Letter to the Selectmen from the CIP regarding the Highway Agent 2003 request;

Letter to the Planning Board from the CIP regarding the Planning and Development request. Discussion ensued. Discussion will continue at next week's workshop;

Letter from Adelpia regarding utility clearance letter. Mr. Hohenberger made a motion for staff to provide site plan and subdivision addendum letter for cable. Mr. Morris seconded. Passed 7-0;

Notice for a public discussion on the widening of I-93 on October 3 at 7:00 pm;

Letter from the NH DOT regarding request for pre-proposals;

Notice for the RPC Annual Legislator's Forum on October 9;

Notice for Transportation Tool Kit on Oct 9, 23 and Nov 6, 18.

OLD BUSINESS:

Ms. Linowes distributed potential Open Space zoning changes. The Board discussed septic system problems on Squire Armour Road.

Mr. Hohenberger made a motion to move the McIntosh Hollow Subdivision, Squire Armour Road Extension, Sargent Special Permit, and Tremblay Subdivision to the October 16 meeting at 8:00 pm. Mr. Morris seconded. Passed 7-0.

PUBLIC HEARINGS:

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

Off Jenny's Hill Road

Mr. Warren gave a summary of the previous hearings and special permits requested. Mr. Hohenberger made a motion to resume the public hearing. Mr. Wilder seconded. Passed 7-0. Mr. Warren continued his summary including roads, cul-de-sacs, connector road, acreage, and staff recommendations were incorporated into the current plans. The Board discussed recreation land and consensus was for the Phase II recreation space to remain wildlife and Phase III will have a recreation space. Attorney Bill Mason discussed recreation area and covenants. Mr. Warren stated outstanding issues include road widths and septic systems. Mr. McLeod read letters from 1) Conservation Commission and 2) NH DES. Mr. Peter Zohdi, Herbert Associates, discussed septic systems and cluster subdivisions. Discussion ensued regarding soils, septic systems, well placement, cluster subdivision rules, open space rules, lot sizing, buildability of lots, road lengths, block length, slopes, drainage swale location, shoulder widths, and guardrails. Mr. Morris made a motion to have steel backed wooden guardrails to town specifications. Mr. Wilder seconded. Passed 7-0.

Discussion continued regarding construction timelines, temporary road and CO's, and road widths. Mr. Hohenberger made a motion for pavement widths from Cardiff to Overton cul-de-sac be reduced to 24'. Mr. Wilder seconded. Mr. Hohenberger amended his motion to include all of Dunraven to be reduced to 24' pavement width. Mr. Wilder seconded. Passed

7-0. Discussion ensued regarding the connector road, and the subdivision without the connector would be premature. The Board discussed trails.

Mr. Wilder made a motion to approve the plans dated October 2, 2002 for Castle Reach Phase II with the following conditions: 1) proposed deeds for the conveyance of public roads shall be reviewed and approved by town counsel; 2) developer contribute \$500 per lot to aid in off setting the demand for recreational facilities imposed by the future residents of the development. The per lot contribution should be accepted by the town, and collected at the time of building permit issuance; 3) plan specifications for the connector road (from existing Hancock to proposed Cardiff) should be changed to reflect: a) roadway location within the right-of-way should be shifted east as far as practical, to minimize the potential for disturbance of the adjacent vernal pool. b) restoration and replanting of the removed portion of the Hancock Road cul-de-sac will be with plantings suitable for re-establishing or supplementing the canopy in the vicinity of the vernal pool; 4) completion of repairing Mockingbird Hill Road be done no later than 1 year; 5) all lots are to be shown on the plan with the 4k area on each lot; 6) building or bonding of the road; 6) setting of the bounds; 7) approve the three special permits requested and to work with staff to reduce slopes to 2:1 in area adjacent to wetlands, and work with staff to redesign the drainage swale on Overton Road at STA 207+00 and move it approximately 100 ft to the east. Mr. Kolodziej seconded. Discussion ensued. Mr. Wilder amended his motion that it is a clear understanding that there will be an active recreation area in Phase III. Mr. Kolodziej seconded. Passed 6-1. Ms. Linowes opposed.

Mr. Wilder made a motion to move Kirata and Fox Farm to October 16 at 8:00 pm. Ms. Maloney seconded. Passed. 7-0.

Heritage Acres Subdivision and Special Permit - 39 lots (24-F-150, 169, & 300) - Public Hearing

Castle Hill Road

Mr. Turner reviewed the application. Mr. Hohenberger made a motion to continue the public hearing. Mr. Kolodziej seconded. Passed 7-0. Mr. Turner discussed road widths, closed drainage, road lengths, cul-de-sacs, driveway access, lot sizing, individual wells and septic systems, traffic impact analysis, off-site improvements to Castle Hill Road, and staff recommendations. The Board discussed the site walk including vernal pools and Ryan Farm Road layout. Discussion ensued regarding terrain, blasting, disturbance, and vernal pool.

Mr. Jim Gove, Gove Environmental, discussed delineations, vernal pools, and wetlands. Board discussion ensued regarding vernal pool size, Mr. Zohdi to certify the size, and hydric soils with Mr. Gove. Discussion continued regarding hydrogeology study, quantity and quality of water, consultant to come to the next meeting, master plan of area, and regional impact. Mr. Hohenberger made a motion to send the plans to Pelham. Mr. Wilder seconded. Passed 5-2.

Discussion continued regarding hammerhead, road layout, ditches, and roundabouts. Mr. Everett Ryan, owner, discussed roundabouts with the Board. Mr. Wilder made a motion to

include a roundabout in designed plan. Mr. Kolodziej seconded. Discussion ensued. Passed 4-3. Ms. Linowes, Mr. Hohenberger, and Mr. Morris opposed.

Discussion ensued regarding the engineer looking at the terrain alteration on Ryan Farm Road, development type, and recreation area. Mr. Wilder made a motion to continue to October 16. Mr. Hohenberger seconded. Passed 7-0.

Mr. Wilder made a motion to waive bylaws to take additional business after 10:30 pm. Mr. Hohenberger seconded. Passed 5-2. Mr. Morris and Mr. Kolodziej opposed because it was 11:20 pm.

Spruce Pond Open Space Development - 116 lots (3-B-600, 800, 1200, 1300) - Public Discussion

Route 28 and Depot Road

Ms. Linowes recused herself. The Board discussed the upcoming site walk. Mr. Jack Szemplinski, Benchmark Engineering, stated the plan will be before the Derry Planning Board in November, and he introduced Ms. Laurie Rauseo, traffic engineer. Ms. Rauseo presented the traffic study for the property including scope of work, data gathering, car speeds, growth rate, traffic, Route 28 intersection, level of service, and bypass shoulder. Discussion ensued regarding acceleration lane, Depot Road traffic increase, intersection level of service, peak hours, consultant hired by the engineer, and intersection accidents. Mr. Wilder made a motion to continue to October 16. Mr. Kolodziej seconded. Passed 6-0.

Mr. Kolodziej made a motion to adjourn. Mr. Hohenberger seconded. Passed 7-0. Meeting adjourned 11:45 pm.

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

Respectfully submitted, Nancy Charland