

**PLANNING BOARD MINUTES  
JULY 23, 2003**

**ROLL CALL:**

Ross McLeod, Chairman – Excused	Wayne Morris, Vice Chairman – Present
Lee Maloney, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Nancy Prendergast, Regular Member – Present	Pam Skinner, Regular Member – Excused
Roy Dennehy, Alternate – Present	John Barry, Alternate – Present
Chris Doyle, Selectmen Member – Present	Bruce Breton, Selectmen Alternate – Present

*Mr. Morris opened the meeting at 7:00 pm. Mr. Dennehy and Mr. Barry replaced Mr. McLeod and Mr. Kolodziej.*

**MINUTES:**

- Mr. Barry motioned to approve the July 9 minutes. Mr. Doyle seconded. Passed 5-0.

**CORRESPONDENCE:**

- Letter from Pawtucket Estates requesting continuance to the September 3 meeting. Mr. Doyle motioned to grant the request. Mr. Barry seconded. Passed 5-0.
- Memo from the Planning Board requesting CIP requests.

**OLD/NEW BUSINESS:**

The Board discussed Mr. Dennehy's surgery and a joint meeting with the Selectmen on Monday, July 28, 7:00 pm, to discuss a multi-purpose building for Griffin Park.

**Castle Reach III – 55 lots (7-A-400) – Public Discussion Continued**

**Off Cardiff Road**

Mr. Warren discussed issues from the previous meeting and traffic consultant at this meeting. Mr. Stephen Keach, Keach-Nordstrom Associates, discussed the update and data recollection for the traffic study. *Ms. Maloney joined the Board.* Discussion ensued regarding level of service, traffic numbers, build out, timing for build out, road layout improvements, and road widths.

Public comment included Mr. Tom Joyce, 9 Hancock Rd; Mr. Dennis Senibaldi, 20 Partridge Rd; Bo Rueda, 4 Hancock Road; and Ms. Kimberly Callen, 36 Morrison Road. Concerns included trip generation, reasons for traffic study, traffic counter, and traffic for one access vs. two accesses. Mr. Morris read department comments. Mr. Peter Zohdi, Herbert Associates, discussed the gated emergency access.

Public input continued with Ms. Callen; Bob Coole, 20 Morrison Road; Mr. Rueda, Mr. Joyce, Ms. Nancy Costa, 11 Morrison Road; Mr. Senibaldi; Ms. Laurette Cauthen, 1 Hancock Road; Concerns included connector road location onto Morrison Road, against second access and connector road, dangerous corner is a safety concern, near miss with bicycles, traffic is a major concern, wildlife concerns, and ravine steepness.

Mr. Zohdi discussed road building, house build out and off-site improvements. Discussion ensued regarding improving a scenic road, second access, and Overton to Hancock connector subject to gates and bars. Board consensus is not in favor of second access crossing the ravine for safety, environment, and need reasons. Discussion ensued regarding previous Board's ruling. Mr. Dennehy motioned to not allow an additional egress onto Morrison Road across wetlands as proposed. Mr. Doyle seconded. Passed 5-0.

Mr. Doyle motioned to continue to August 6 for checklist items. Mr. Dennehy seconded. Passed 5-0.

Mr. Dennehy motioned to continue Bear Hill III to August 6 and Windham Senior Center to July 28. Ms. Prendergast seconded. Passed 5-0.

**Spruce Pond Open Space Subdivision – 48 lots (3-B-600, 650, 1200 & 1300) – Public Hearing Cont Rockingham Road**

Mr. Warren discussed the subdivision including location, zoning, lot sizes, open space parcels, access, cul-de-sac length, town road specification with waivers, traffic calming, dredge and fill, special permits, driveway on Rt 28, sight distance, left turn lane, by-pass shoulder for next phase, community water system, fire hydrants, waivers requested, staff recommendations, and Keach-Nordstrom review recommendations. Discussion ensued regarding the thorough review of the application.

Mr. Jack Szemplinski, Benchmark Engineering, addressed the Board regarding the waivers. Discussion ensued regarding the water system, storage tank, hydrants, and waivers. Mr. Joe Maynard, Benchmark Engineering, discussed the potential connection to Derry. Discussion ensued regarding hammerhead vs. cul-de-sac, road length, and stand alone subdivision.

Ms. Prendergast motioned to grant waiver subdivision regulation 602.8 to allow the extended cul-de-sac length 1200' standard feet for Duston Rd and no certificate of occupancies on these lots until a second access. Mr. Dennehy seconded. Discussion ensued. Public input began with Mr. Brian Harvey, owner, disagreed with the motion. Ms. Prendergast amended her motion to allow the extended cul-de-sac for Duston Road. Mr. Dennehy seconded. Passed 5-0.

Mr. Dennehy motioned to approve waiver to subdivision regulations section 602.18 to allow portion of the proposed roadways to be built without curbing from Rt 28 to station 8+50. Mr. Doyle seconded. Passed 5-0.

Ms. Maloney motioned to approve waiver to subdivision regulations section 605.5 to allow a radial property line length less than the 100-foot standard. Mr. Doyle seconded. Passed 5-0.

Ms. Prendergast motioned to approve waiver to subdivision regulations section 702 to allow portions of the proposed roadways to be constructed with open drainage from Rt 28 to station 8+50. Mr. Doyle seconded. Passed 5-0.

Mr. Maynard explained the slopes. Ms. Maloney motioned to approve waiver to subdivision regulations section 901.8 to allow portions of the proposed roads to be constructed with 2:1 side slopes at the stations indicated in the applicants letter. Mr. Doyle seconded. Passed 5-0.

Discussion ensued regarding marking 12" trees, vernal pool areas, site walk scheduled for July 30 at 5:30 pm.

### **Windham Meadows Phase II – 58 units (19-A-802) – Public Discussion** **75 Mammoth Road**

Mr. Turner discussed the location of the project, manufactured home ordinance, restrictive covenants for senior housing, and panelized homes. Mr. Zohdi discussed the plan including lot calculations, open space, residential zone C, road system, unit calculation, abutter boundary dispute, proposing 58 units, and Pennichuck Water System. Discussion ensued regarding all 2-bedroom units, senior housing, and fair housing. Mr. Eric Nickerson, owner, discussed age restrictions, Hampton Meadows, fair housing, panelized construction, 2 levels, and cape shingle look. Discussion ensued regarding common ownership land, septic systems, visitor parking, two-car garage, no clubhouse, walking trails, Tennessee pipeline, irrigation system, yard maintenance, and water meters.

Public comment heard from Mr. Bill Olha, 66 Mammoth Road, stated his concerns about ATV's, density, no buffer, and road was formerly gated. Mr. Zohdi discussed a buffer.

The Board discussed sending the plan out for comments to the checklist group. Discussion ensued regarding Keach review drainage study, landscaping plan, architectural drawings, photos/illustrations of similar developments, directions to Hampton, signage at the entrance, and buffer.

Mr. Doyle motioned to adjourn. Mr. Dennehy seconded. Passed 5-0. Meeting adjourned 10:50 pm.

These minutes are in draft form and have not been submitted for approval.  
Respectfully submitted, Nancy Charland