

PLANNING BOARD MINUTES
AUGUST 20, 2003

ROLL CALL:

Ross McLeod, Chairman – Excused	Wayne Morris, Vice Chairman – Present
Lee Maloney, Secretary – Present	Roger Hohenberger, Selectmen Alternate – Excused
Christopher Doyle, Selectman – Present	Bruce Breton, Selectmen Alternate - Present
Walter Kolodziej, Regular Member – Present	Nancy Prendergast, Regular Member – Present
Pam Skinner, Regular Member – Present	Roy Dennehy, Alternate – Present

OTHER ATTENDEES:

Windham Planning & Development: Al Turner, Walter Warren
H&B Homes, Brian Harvey
Architect, Jack Szemplinski

Mr. Morris opened the meeting at 7:30 pm. Mr. Breton seated as the Selectman Alternate. Mr. Dennehy replaced Mr. McLeod.

MINUTES:

Ms. Maloney motioned to approve the meeting minutes of August 6, 2003 as written. Ms. Prendergast seconded. Motion passed 6-0.

CORRESPONDENCE:

- Letter from Mr. Mesiti to ZBA regarding name change of Jenny’s Hill Road to Iron Wood Road.
- Correspondence regarding Cell Towers and federal mandates.

ROAD BONDS:

Ms. Maloney motioned for a \$19K partial release of a \$20K bond held for lot 546 Partridge Road. Mr. Dennehy seconded. Motion passed 7-0.

OLD BUSINESS:

Mr. Dennehy discussed article mentioned in the Windham Independent Side Lights regarding the Clark Land.

Whispering Winds progress continues – there may be a possible release of bond.

NEW BUSINESS:

Ms. Maloney announced the CIP Committee will be convening for its first meeting on August 14 at 7:00 pm in the Planning Department conference room and September 4 is the hearing date for Department requests.

LIAISON REPORTS:

Selectmen – Approval of updated fees imposed by Planning and Building Department. Fee increase will help reduce \$90K expenditure budget.

Conservation Commission – public hearing was held regarding the purchase of 79+-acre parcel of land off Marblehead Road. The parcel contains walking trails that are accessible from Osgood Road.

Mr. Breton and Ms. Prendergast temporarily left the Board at 8:15 pm.

PUBLIC MATTERS:

SPRUCE POND OPEN SPACE SUBDIVISION – 48 lots (3-B-600, 650, 1200, & 1300) – PUBLIC HEARING CONTINUED
Rockingham Road

Ms. Maloney motioned to continue the Public Hearing of Spruce Pond Phase I. Ms. Skinner seconded. Motion passed 5-0. Mr. Warren provided a brief update of the project. Mr. Jack Szemplinski discussed grades at intersections and water velocity for closed drainage. Flow is 12’ per second (7’ per second is current). Discussion ensued.

Mr. Dennehy motioned to approve the waiver to Subdivision Section 601.1. Allowing the applicant to exceed the 7.5-FPS flow rate for closed drainage. Mr. Kolodziej seconded. Motion passed 5-0.

Mr. Dennehy motioned to approve the waiver to Subdivision Section 602.10. Allowing grades at intersections to exceed the 2% standard. Mr. Kolodziej seconded. Motion passed 5-0.

Brief discussion of the terrain of the land trees, and wetlands ensued.

Ms. Maloney motioned to approve waiver to Site Plan Section 702. Subject to lot #1219 and 1220 being designated as a no cut zone, that both lots are in the WWPD and the developer will work with Conservation Commission to locate trees larger than a 12" caliper. Mr. Morris seconded. Motion passed 5-0.

Discussion of ground cover over underground pipes ensued.

Mr. Dennehy motioned to approve waiver to Subdivision "Typical Section Details" to allow certain underground pipes less than the required 48" of cover. Mr. Kolodziej seconded. Motion passed 5-0.

Mr. Doyle joined the Board at 8:55 pm.

Brief discussion of catch basin spacing and road grades.

Mr. Dennehy motioned to allow the waiver to Subdivision Section 601.1 allowing specified catch basins, as shown on plan, to exceed the required spacing for the road grade. Mr. Doyle seconded. Motion passed 6-0

The Board continued with discussion of proposed work within the WWPD.

Mr. Doyle motioned to approve special permit (i) for construction of Duston Road within the WWPD. Road width to be 24' wide with a 28' base. Mr. Dennehy seconded. Motion passed 5-2-0. (Ms. Prendergast and Mr. Kolodziej opposed.)

Mr. Doyle motioned to approve construction of Duston Road within the WWPD. Mr. Dennehy seconded. Motion passed 7-0.

Mr. Doyle motioned to allow 26' pavement with a 30' base at the entrance on Northland Road, station to station as noted in staff report. Ms. Skinner seconded. Motion denied 3-4.

Mr. Kolodziej motioned to allow Northland Road to be constructed in a 28' wide road with a 32' base in its entirety. Ms. Prendergast seconded. Motion passed 4-3 (Dennehy, Morris, Skinner against)

Mr. Doyle motioned to approve special permit (ii) for construction of Northland Road within the WWPD (stations noted in staff report). Mr. Dennehy seconded. Motion passed 7-0.

Driveways within WWPD.

Mr. Szemplinski and Mr. Turner explained effects construction of swales, interceptors, driveways and roadways in WWPD.

Mr. Dennehy motioned to approve special permit (iii) for construction of driveways within the WWPD to proposed lots 3-B-1250 and 3-B-1251 to the proposed pump house and for existing drive access lot 3-B-601 to remain. Mr. Doyle seconded. Motion passed 7-0.

Wells within WWPD. Mr. Szemplinski explained handling of slurry.

Mr. Morris read letter from Yvonne Walton of Windham Animal Hospital requesting WAH from Atty. Mason regarding well testing before and after construction and pump testing regarding well yield and water quality.

Ms. Prendergast motioned to approve special permit (iv) to locate wells within the WWPD. Mr. Kolodziej seconded. Motion passed 7-0.

Brief discussion of trails and easements and the disposition of 7 acres of open space land on development. Mr. Turner discussed benefits of deeding land to development. Mr. Bruce Anderson (Conservation Comm) discussed trail network in the area to enable public access. Mr. Harvey discussed putting a conservation easement on the land then deeding it over to the town.

Mr. Dennehy motioned to approve special permit (v) for trail improve improvements within the Public Pedestrian Access Easement. Mr. Doyle seconded. Motion passed. 7-0.

Mr. Dennehy motioned to create a 10' conservation easement, for passive recreation, access to be deeded to the town. Mr. Doyle seconded. Motion passed 7-0.

Ms. Prendergast motioned to continue the Spruce Pond Phase I public hearing to September 3, 2003. Ms. Skinner seconded. Motion passed. 7-0.

Mr. Doyle motioned that there was no need for a regional impact notification for Phase I of Spruce Pond subdivision. Mr. Kolodziej seconded. Motion passed 5-1-1. Mr. Morris opposed, Ms. Prendergast abstained.

Mr. Doyle motioned to wave the bylaws and accept new business after 10:30 pm. Mr. Dennehy seconded. Motion passed 7-0.

Chairman allowed a 2-minute break.

GRANITE STATE GAS SIGN – PUBLIC HEARING
57 Rockingham Road, lot 3-D-70

Mr. Kolodziej motioned to accept the Granite State Gas sign project for public hearing. Ms. Prendergast seconded. Motion passed 7-0.

Mr. Turner provided the Board with a copy of the application for site plan review of the Granite State Gas sign project including the proposed location of the free standing pylon sign, location of building signs, and facsimile designs of both building and free standing sign. Don Reed representing Barlo Signs was available to provide answers to questions posed by the Board relative to the Granite State Gas sign design. Discussion ensued regarding sign lighting, copy, colors and placement of signs.

Mr. Dennehy motioned to approve: Freestanding pylon sign at 34", with red lettering on electronic reader board having messaging text conform to sign ordinance, with two lines subject to change once per day, one line subject to change one or more time per day relating to time and temperature, and tenant signage be of dark face and light copy; Signs on building face be of dark face and light copy and internally illuminated; Canopy sign – lettering be a maximum of 100 square feet. Ms. Skinner seconded. Motion passed 6-1 Ms. Prendergast opposed.

Mr. Kolodziej made a motion to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned 11:20 pm.

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

Respectfully submitted, Lee Maloney