

**PLANNING BOARD MINUTES
OCTOBER 15, 2003**

ROLL CALL:

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

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

BONDS:

- Castle Reach off-site Mockingbird Hill Road, release \$48,499.85 and retain \$10,000. Ms. Prendergast motioned to release and retain. Mr. Dennehy seconded. Passed 7-0.

CORRESPONDENCE:

- Letter from Mr. Turner regarding Rt 111 traffic light timing study. Discussion ensued;
- Letter from NHMA regarding important dates;
- UNH Evening Forum on Population, Environment, and Growth in New England on Oct 23;
- Greater Manchester Chamber of Commerce 3rd annual Regional Infrastructure Summit on Oct 28;
- Letter from Cartographic Associates, Inc. regarding and internet GIS seminar on Oct 28;
- Sign permit application for the Lobster Tail. Mr. Hammer discussed the sign. Mr. Dennehy motioned to waive the site plan review process for the Lobster Tail sign. Mr. Kolodziej seconded. Passed 7-0;

OLD/NEW BUSINESS:

The Board discussed continued regarding the Rt 111 traffic light timing study.

PUBLIC HEARINGS:

**Pawtucket Estates Open Space – 4 lots (20-E-200) – Public Discussion Continued
58 Lowell Road**

Mr. Matt Hamor, Meisner-Brem, discussed the subdivision including location, redelineation aquifer protection, district line, wetlands, new proposal, road width, access and utility easement. Discussion ensued regarding location, and historic structure removed. Mr. McLeod read a letter from Thomas and Brenda Seniw. No public comment. Discussion ensued cul-de-sac size and design, landscaped island, road width, slope granite curbing, bike lane, open space vs. traditional lots, dredge and fill, trails, and open space ownership.

The Board discussed sending the plan out to the Highway Safety Committee, fire department, police department, Conservation Commission, transfer station, highway agent, schools, and the Trails Subcommittee. Discussion ensued regarding individual wells, and wildlife study.

**Cristy Road Extension – 10 lots (22-R-500) – Public Hearing Continued
Cristy Road**

Ms. Prendergast motioned to reopen the public hearing. Mr. Kolodziej seconded. Passed 7-0. Mr. Warren discussed the subdivision including actions to date. Discussion ensued regarding lack of site walk attendance. Mr. Warren continued regarding road extension, lots, rural zoning, WWPD, 26' road width, reconstruction of current Cristy Road, requested waivers, requested special permits, and staff recommendations. Discussion ensued Keach-Nordstrom points incorporated in the plan. Mr. Michael Gospoderok, Herbert Associates, agreed with the changes, and commented on Mr. Zohdi's health.

Mr. Doyle motioned to approve the waiver to Subdivision Section 602.8 to allow the cul-de-sac length to exceed the 1200' standard given that the cul-de-sac is permanent. Ms. Maloney seconded. Passed 7-0.

Ms. Prendergast motioned to approve the waiver to Subdivision “Typical Section Details” to allow Cristy Road Ext. to have a paved travel way width of 26’ to match existing 26’ wide road. Mr. Kolodziej seconded. Passed 7-0.

Mr. Doyle motioned to approve the special permits for work proposed within the WWPD as stated in the staff recommendations. Mr. Kolodziej seconded. Discussion ensued regarding meeting the requirements. Passed 7-0. It was noted that the trail improvements will be a benefit.

Mr. Doyle motioned to approve the subdivision with the following conditions: 1) Developer to install required construction entrance at the existing terminus of Cristy Road prior to the start of any construction, to be maintained throughout construction; 2) Developer be required to provide documentation from the NH DOT that the existing Cristy Road access onto Route 111A (Range Road) is sufficient to handle the projected traffic resulting from the development; 3) Developer to upgrade, at his expense, the existing Cristy Road from its intersection with Range Road, to include: remove existing pavement, re-grade roadbed, reset all catch basins, and pave to Town specifications to a travel way width of 26’. Work is to be completed to the satisfaction of the CEA and the Highway Agent. As part of this work the developer is to reconstruct the first 10 feet of existing driveways, and loam and seed shoulders, as necessary to ensure proper drainage flows following construction; 4) Developer to provide a public trail right-of-way, twenty feet in width, connecting the Cristy Road cul-de-sac with the public trail right-of-way on the adjacent Fieldstone Woods property. Developer to clear a 5-foot wide pedestrian path within the easement, in consultation with the Planning staff and the Conservation Commission; 5) Developer shall provide to the Town, prior to the start of construction, evidence that adequate utilities are available to service the proposed development and the proposed location of the utilities within the public right-of-way. Ms. Prendergast seconded. Passed 7-0.

Woof Woof Professional Dog Services Change-of-Use (17-H-25) – Public Hearing
70 Range Road

Mr. Warren explained the change-of-use including location, previous use was a dance studio, sign location, fence location, Gateway Commercial zoning, WWPD, no proposed building changes, existing drive and parking, parking to be striped, one way traffic circulation, new relocated sign, lighting, current vacant building, business to be a professional dog services and training, entire building in WWPD, and staff recommends for public hearing. Ms. Maloney motioned to accept Woof Woof for public hearing. Mr. Doyle seconded. Passed 7-0.

Ralph and Belinda Sinclair, owners, offered to answer questions of the Board. The board discussed fence, maximum 40 dogs, sign, regulations, and sign lighting.

Public comment began with Mr. Bill Crucius, parents live at 64 Range Road, concerned with noise from the dogs especially in the evening. Mr. and Mrs. Sinclair stated there was no overnight facilities, reasons dogs bark, citronella collar to stop barking, dog hours 7:00 am-6:00 pm, evening hours for single lessons, will deal quickly with barking dogs. Mr. Dick Shelton, landlord and abutter, stated he was concerned with noise also and felt the tenants would take care of any problems.

Discussion continued regarding down-lit shielded light, and parking.

Ms. Prendergast motioned to approve the change-of-use at 70 Range Road with the following conditions: 1) lighting will be downward and shielded; 2) Woof Woof sign be in compliance with the Gateway District; 3) Sign lighting be down lit; 4) Maximum number of dogs is 40; 5) Note on site plan be Gateway District; and 6) Approve fencing in the WWPD. Mr. Doyle seconded. Passed 7-0.

Mr. Doyle motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned 9:20 pm.

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

Respectfully submitted, Nancy Charland