

**PLANNING BOARD MINUTES
NOVEMBER 19, 2003**

ROLL CALL:

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

Mr. McLeod opened the meeting at 7:30 pm. Mr. Breton and Mr. LoChiatto replaced Mr. Doyle and Ms. Prendergast respectively.

MINUTES:

Ms. Maloney motioned to accept the minutes of November 5. Ms. Skinner seconded. Passed 7-0.

BONDS:

- Carr Hill, Coventry, and Grandview Roads, final release \$28,595. Mr. Kolodziej motioned to release. Mr. Breton seconded. Passed 7-0;
- Castle Reach Subdivision: Overton Road, release \$9,600 and retain \$103,368. Cardiff Road, release \$19,800 and retain \$41,136. Dunraven Road, release \$158,790 and retain \$20,160. Temporary Road Connector, release \$10,680 and retain \$6,480. Mr. Kolodziej motioned to release and retain. Mr. Breton seconded. Passed 7-0.

CORRESPONDENCE:

- Letter from Benchmark Engineering regarding abutter notification for Spruce Pond. Mr. Szemplinski discussed a problem with the conditions of approval for Spruce Pond Subdivision regarding a left-hand turn lane on Rt 28;
- Letter from Herbert Associates requesting to continue the Mesiti/Castle Reach special permit public hearing;
- Rockingham Planning Commission update from RPC member Annette Stoller;
- Sovereign Bank sign application. Discussion ensued regarding sign, lantern needs a variance, other off-site signage, sign preference, and sign colors, and resubmit with toned down colors.

OLD/NEW BUSINESS:

The Board discussed Capri Pizza sign, toner cartridge recycling fundraiser from the schools, and request for continuance of the Mesiti/Castle Reach special permit public hearing to December 17. Discussion ensued. Mr. Breton motioned to grant the request. Mr. Kolodziej seconded. Passed 7-0.

PUBLIC HEARINGS:

**McIntosh Hollow Cul-de-Sac (7-A-5 & 6) – Public Discussion
Gov Dinsmore Road**

Mr. Warren discussed the McIntosh Hollow subdivision approval and redesign of the cul-de-sac to a hammerhead. Mr. Sam Nassar, owner, discussed the cul-de-sac, hammerhead, master plan references, settlement agreement, and recommendation to the ZBA. Discussion ensued regarding advisory to the ZBA, potential waiver, lot 7-B-6 frontage, property access, least amount of impact, drainage, lot approval and frontage, hammerhead for turnarounds, drainage and blasting, side slopes, staff against proposal because not safe and non-conforming lot, road agent not in favor of the plan, court allowed Mr. Nassar to come back to the Planning Board to discuss, truck access, less intrusive is better for the residents of the area, emergency vehicles access, ground impact, hammerhead merits, non-conforming lot, and drainage engineering needed.

Public comment began with Mrs. Jean Nassar, Searles Road, discussed keeping the private neighborhood look, noise levels, not needing the cul-de-sac, and less disturbance. Mr. Gary DuBois, 32 Gov Dinsmore Road discussed quiet neighborhood, usage by trucks, concern for drainage, and

home location. Ms. Lisa Linowes, 20 Bramley Hill Road, discussed signage, and hammerhead has less impact on drainage. Mr. Nassar discussed implementing a safe hammerhead to accommodate 2 homes, drainage, emergency trucks design, lot 7-B-6 frontage, equipment to count cars, and cul-de sac vs. hammerhead impact.

Discussion ensued continuing the meeting, drainage, court case, engineered hammerhead, non-conforming lot, safety, premature to make a decision, signage, and maps. Mr. Kolodziej motioned to continue the public discussion to December 3 at 8:00 pm to give the applicant time to obtain engineered plan, drainage impact, and input from the checklist. Ms. Skinner seconded. Discussion ensued. Passed 5-2. Mr. LoChiato and Mr. McLeod opposed.

Discussion ensued regarding sending out for department review to Highway Safety Committee, fire department, police department, Historic District Commission, highway agent, independent review of drainage study (drainage review for hammerhead), and school transportation. The independent drainage study to be at the applicant's expense.

Tremblay Subdivision – 4 lots (21-G-30) – Public Hearing Canterbury Road

Mr. Warren discussed the application including lots and location. The application is complete and recommended it for public hearing. Mr. Breton motioned to accept for public hearing subject to granting the waivers. Ms. Maloney seconded. Passed 7-0.

Mr. Warren continued regarding previous public decisions, extension of Canterbury Road, acreage, zoning, no wetlands or WWPD, 26' road width, 4 lots, individual well and septic, 5' paved pedestrian path, and road cross sections.

Mr. Dave Brouillette, Herbert Associates, discussed the cul-de-sac, and staff recommendations. Discussion ensued regarding road widths, construction, open island cul-de-sac with grass and shrubs, road width, curbing, walking easement ownership, trail width and pavement, right-of-way vs. easement, and Candlewood to Simpson Road trail.

Public comment began with Mr. Tom Barstow, 9 Canterbury Road, discussed permanent vs. temporary cul-de-sac, 10' easement, and site walk. Mr. Anthony Jeniney, 53 Sharon Road, concerned land grade and run off to Rock Pond. Mr. Brouillette address the drainage concerns.

Discussion ensued regarding treatment swale, trail pavement width, trail marker, site walk, treatment swale with treatment swale and level spreaders.

Mr. Kolodziej motioned to approve the waiver to Section 602.17 to allow 26' pavement width where 28' is required to be consistent with the current road width and ends in a permanent cul-de-sac. Mr. LoChiato seconded. Passed 7-0.

Mr. Kolodziej motioned to approve the subdivision with the following conditions: 1) The cul-de-sac have sloped granite curbing on the inside; 2) 7" x 7" x 7' Granite trail marker on each end of the trail stating "public trail"; 3) Applicant to pave a 5' pedestrian path to connect to the paved portion of Candlewood Road, at the applicant's expense; 4) Applicant to prepare and submit cross sections of pedestrian path for approval by staff; 5) Setting of bounds and bonding of road; and 6) Work with applicant for wording of right-of-way on the legal documents. Discussion ensued. Mr. Breton seconded. Passed 6-1. Mr. McLeod opposed.

90 Indian Rock Road Special Permit (17-J-7) – Public Discussion 90 Indian Rock Road

Mr. Turner discussed the proposal to build five condominiums buildings, ZBA decision, driveway width, line-of-sight, and future for road.

Mr. Joseph Maynard, Benchmark Engineering, discussed property history, ZBA decision, special permit, five condo units, driveway improvements, potential traffic, individual septic systems for each unit, community well from current commercial well,

Discussion ensued residential water use, shoreland protection, erosion control, erosion flow, septic location, one family per building, parking, trails, and garages. Mr. David DeVries, owner, stated the homes will be 3500+ sq ft. Discussion ensued regarding tree waiver, sound barrier, flagging trees, site walk, area of disturbance, and individual septic.

Public discussion began with Ms. Marilyn Daily, Heron Cove, discussed the elevation, importance of trees, consideration of the pond, and in favor of the development as residential.

Mr. Maynard's concern include site walk, driveway width, continuance after site walk, and fire regulation for driveways. The Board discussed having a site walk on November 28 at 10:00 am. Members to meet in the parking lot.

Mr. Kolodziej motioned to continue to December 3. Mr. Breton seconded. Passed 7-0.

Mr. Morris motioned to reconsider the motion to hear Mesiti/Castle Reach. Mr. Kolodziej seconded. Passed 7-0. Mr. Kolodziej motioned to continue to Jan 7, 2004. Mr. Breton seconded. Passed 7-0.

Mr. Warren was thanked for his hard work and wished luck in his new job.

Mr. Kolodziej motioned to adjourn. Mr. Breton seconded. Passed 7-0. Meeting adjourned 10:50 pm.

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

Respectfully submitted, Nancy Charland