

Planning Board Minutes of May 7, 2003

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 Nancy Prendergast, Regular Member – Present

Pam Skinner, Regular Member – Present Roy Dennehy, Alternate – Present

Chris Doyle, Selectmen Alternate – Present

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

MINUTES:

Ms. Skinner motioned to approve the March 26 minutes as amended. Mr. Hohenberger seconded. *Mr. Morris joined the Board.* Passed 6-0-1. Mr. Morris abstained;

Mr. Hohenberger motioned to approve the April 2 minutes as amended. Ms. Prendergast seconded. Passed 7-0;

Mr. Morris motioned to approve the April 6 minutes. Mr. Hohenberger seconded. Passed 5-0-2. Ms. Maloney and Ms. Prendergast abstained;

Ms. Maloney motioned to approve the April 16 minutes. Mr. Kolodziej seconded. Passed 6-0-1. Ms. Maloney abstained;

Ms. Prendergast motioned to approve the April 23 minutes as amended. Ms. Skinner seconded. Passed 7-0.

BONDS:

Heritage Hill and Timberlane Road, release \$24,007.20 and retain \$59,224.80. Mr. Hohenberger motioned to release and retain. Ms. Maloney seconded. Passed 7-0.

CORRESPONDENCE:

Letter from Susan Gifford, 49 West Shore Road, regarding interest in being a Planning Board alternate member. She will be invited to attend the May 21 meeting. The May 21 meeting will begin at 7:00 pm;

Letter from Denis Tremblay requesting the public discussion be postponed to May 21. Mr. McLeod announced that the request is granted;

Confidential legal communication regarding Mase vs. Town of Windham. Discussion ensued. Ms. Lisa Linowes discussed the second egress for Fieldstone Woods and waterline. Discussion continued regarding options. Mr. Morris motioned for staff to speak with Attorney Campbell to petition the court to have the subdivision remanded back to the Planning Board. Ms. Prendergast seconded. Passed 7-0. Mr. Kolodziej motioned to request through the Board of Selectmen an appeal of Judge McHugh's decision. Mr. Morris seconded. Passed 6-0-1. Mr. Hohenberger abstained.

Letter from the Whispering Winds Board of Directors regarding Mr. Irvin's concerns. Mr. Dennehy, Whispering Winds Association President, explained the reason for the written correspondence;

Letter from Michele Repetto regarding Lamplighter Village issues. Discussion ensued regarding a meeting between Seavey Pond residents and Silvestri Corp. Ms. Repetto discussed issues and a meeting. Discussion ensued regarding construction issues, neighborhood meeting, road accessibility, access road, developer, and walking trails. Public comment began with Ms. Linowes discussed communication with the builder. Discussion continued regarding a meeting. Mr. Tom Case stated this is not the Board's issue. Discussion continued regarding health and safety issues.

OLD/NEW BUSINESS:

The Board discussed HB420 hearing, Mr. McMahon was thanked, bike lane paths, bike feasibility study rail-trail option, report found at www.nhbikeped.com, and McIntosh Hollow subdivision remanded meeting will be May 29 at 8:00 pm.

Liaison Report:

Selectmen: Mr. Hohenberger reported on the DOT Route 111 bypass meeting.

Mr. Kolodziej motioned to move Fletcher Road Ext to the May 21 meeting. Mr. Hohenberger seconded. Passed 7-0.

Cristy Road Subdivision – 10 lots (22-R-500) – Public Discussion

Cristy Road

Mr. Warren explained the subdivision, location, cul-de-sac length, lot sizes, no WWPD, and road specifications. Mr. Peter Zohdi, Herbert Associates, requested the Board go through the checklist, and discussed the waiver requested. Discussion ensued regarding permanent cul-de-sac, current road 26' wide, and traditional subdivision. Mr. Morris motioned to have the road continue to be 26' wide with curbing. Mr. Kolodziej seconded. Discussion ensued regarding interpretation of the regulations. Mr. Turner, Code Enforcement Administrator, stated the road width can be changed. Discussion continued. Passed 3-2-2. Ms. Prendergast and Mr. Hohenberger opposed, Mr. McLeod and Ms. Skinner abstained.

The Board discussed drainage, trail connector, public access to trails, staff will check into the easements, and cul-de-sac radius.

Public comment began with Ms. Linowes regarding current drainage on Cristy Road. Mr. Case discussed lot 308 and public comment. Mr. Zohdi discussed drainage study.

The Board discussed sending the plan out to the Highway Safety Committee (road width, sight distance), fire department (cul-de-sac length), police department, Conservation Commission (drainage), Historic District Commission, transfer station, highway agent (road), RCCD drainage review (treatment swales, catch basin locations), Recreation Committee (pedestrian trail easement), and noise concerns (blasting).

Mr. Zohdi requested to be able to speak to Mr. Morris regarding the trails. Discussion ensued regarding ex-parte communications, and the applicant to work with the Conservation Commission

Jamieson Open Space Subdivision – 6 lots (3-B-400 & 450) – Public Discussion

Rockingham Road

Mr. Warren explained the subdivision including location, acreage, zoning, WWPD, and Route 28 Access Management District. Mr. Matt Hamor, Meisner-Brem, discussed ownership, conventional subdivision shows 6 lots, road length, access, buffer, drainage, and open space vs. conventional. Discussion ensued regarding location, Flat Rock Road slope, is the conventional plan viable, meet goals and objectives, independent civil engineer review, prefer open space, Flat Rock Road condition, mouth of road wider, abutter impacts, wetlands, backyard amenities, individual wells, road widths, permanent cul-de-sac, WWPD fill, future use, drainage, area build out potential, drainage in the natural buffer, and Route 28 Access Management.

Public comment began with Ms. Linowes regarding a site walk to look at Flat Rock Road. The Board discussed sending the plan out to the highway safety (Flat Rock Road), fire department (sub-station), police department, Conservation Commission (Route 28 zoning, drainage), Historic District Commission, transfer station, highway agent, RCCD drainage review, schools, noise (blasting), public trails to Spruce Pond, recreation, independent look at road network of conventional plan – demonstrate feasibility of building. Mr. McLeod read Mr. Thorndike's comments. Discussion ensued regarding Mr. Thorndike state the buildability of conventional road. The Board scheduled a site walk Saturday, May 17, 8:00 am. Mr. Hamor will have the centerline of open space road staked, and the center of the traditional cul-de-sac center staked. The Conservation Commission to be invited. Discussion ensued regarding intent and spirit of open space.

Great Mountain View Subdivision – 28 lots (24-F-600, 850, & 910) – Public Discussion

Ryan Farm Road Extension

Mr. Turner explained the subdivision including location, connection to Pelham, lots, and power lines. Mr. Zohdi explained Conservation Commission potential purchase, previously approved roads, connection to Pelham, open space subdivision, and slope waiver. Discussion ensued regarding no staff discussion regarding connection, wanting to see Shelly Drive connection, and road length.

Mr. Hohenberger motioned to waive bylaws to hear Castle Reach III after 10:30 pm. Ms. Maloney seconded. Passed 7-0.

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

off Cardiff Road

Mr. Turner explained the subdivision including final phase, overall road plan of the area, traffic calming, and connector to Morrison Road. Mr. Peter Zohdi, Herbert Associates, addressed the Board regarding lots, Route 93 construction, and connection to Morrison Road considering all the new development in the area. Discussion ensued regarding if the connector is necessary for safety and traffic circulation, traffic report, options, reconfigured Route 111, Wall Street/North Lowell Road connection, temporary connector, Board's previous requests, through traffic, and traffic engineer.

Public comment began with Ms. Linowes discussed the wildlife corridor. Discussion continued regarding Dunraven temporary cul-de-sac, corridor, another meeting for abutters, town consultant, updated traffic study needed, and joint public discussion with Conservation Commission. Ms. Diana Fallon, Conservation Commission Chair, discussed the meeting date. The Board scheduled a Castle Reach III public discussion on Thursday, June 19 and a site walk for May 17 immediately following the Jamison site walk. Mr. Wilder to be invited. Discussion continued regarding recreation area, trails, and Cardiff extension. Ms. Fallon and Ms. Skinner discussed Conservation Commissions part of the process.

Mr. Kolodziej motioned to adjourn. Mr. Hohenberger seconded. Passed 7-0. Meeting adjourned 11:35 pm.

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

Respectfully submitted, Nancy Charland