

Planning Board Minutes of June 4, 2003

ROLL CALL:

Ross McLeod, Chairman – Present Wayne Morris, Vice Chairman – Present

Lee Maloney, Secretary – Present Walter Kolodziej, Regular Member – Excused

Nancy Prendergast, Regular Member – Present Pam Skinner, Regular Member – Present

Roy Dennehy, Alternate – Present Roger Hohenberger, Selectmen Member – Excused

Chris Doyle, Selectmen Alternate – Present

Mr. McLeod opened the meeting at 7:30 pm. Mr. Doyle and Mr. Dennehy replaced Mr. Hohenberger and Mr. Kolodziej.

MINUTES:

Ms. Maloney motioned to approve the Mr. April 9 minutes. Ms. Skinner seconded. Passed 5-0-1. Mr. Doyle abstained. *Ms. Prendergast joined the Board;*

Mr. Doyle motioned to approve the May 14 as amended. Ms. Maloney seconded. Passed 4-0-3. Mr. Dennehy, Ms. Prendergast, and Mr. Morris abstained;

Mr. Dennehy motioned to approve the May 17 minutes as amended. Mr. Morris seconded. Passed 6-0-1. Ms. Skinner abstained;

Mr. Doyle motioned to approve the May 21 minutes as amended. Mr. Dennehy seconded. Passed 7-0.

ROAD BONDS:

Overton Road, release \$330,030 and retain \$636,660; Cardiff Road, release \$40,560 and retain \$248,886; Temporary Road Connector, release \$44,880 and retain \$39,330. Mr. Doyle motioned to approve. Ms. Maloney seconded. Passed 7-0.

12 Castle Hill Road, final release \$4,000. Ms. Prendergast motioned to approve. Ms. Skinner seconded. Passed 7-0.

CORRESPONDENCE:

Notice of Voluntary Merger for 15, 17 and 19 Third Street. Discussion ensued. Mr. Morris motioned to approve. Mr. Doyle seconded. Passed 7-0.

Letter from Attorney Campbell regarding *Mase vs. Town of Windham*;

Letter from the Mangans and Samsels regarding HB420;

Flyer from RPC regarding their annual meeting;

Flyer for the 2003 Municipal Training Series;

Letter from Al Turner regarding elderly and fair housing;

Letter from the DOT regarding I-93 widening;

Letter from Whispering Winds regarding a construction sign;

Letter from Whispering Winds regarding the site walk

OLD/NEW BUSINESS:

The Board discussed the water workshop next week, bike path feasibility study meeting June 30 with the DOT, historic resources grants, House Bill 420, and Mr. Thorndike's resignation. Mr. Doyle motioned to send a card and flowers to Mr. Thorndike in thanks of his years of service to the Town. Ms. Skinner seconded. Discussion continued regarding replacing Mr. Thorndike's services, Mr. Thorndike's knowledge and accomplishments, condo lottery, and LCHIP program. Vote taken 7-0. Discussion continued regarding Master Plan consultants, Mr. McLeod in the dunk tank at Saturday's Strawberry Festival, and RPC appointment to be discussed on June 18.

Mr. Doyle motioned to go into non-public session as per RSA 91A:3 to discuss economic development. Mr. Morris seconded. All yes. Mr. Doyle motioned to come out of non-public. Ms. Prendergast seconded. All yes. No decisions were reached.

Mr. Doyle motioned to invite Ms. Stoller to appear before the Planning Board to discuss her involvement in RPC. Ms. Maloney seconded. Passed 7-0.

Mr. McLeod appointed Ms. Maloney and Ms. Prendergast to be the Planning Board representatives for the CIP committee; the CIP citizen members will be Mr. Jack Merchant, Ms. Suzanne Jortberg, Ms. Julie Morgan; Mr. Hohenberger and Mr. Sterns to be the Selectmen members; and Ms. Unger and Ms. Donovan to be the school board members.

Hadleigh Woods Condo Document Revision (3-B-200 & 265) – Public Hearing Continued

Rockingham and Flat Rock Roads

Attorney Bronstein, representing H&B Homes, asked for a continuance till June 18. Mr. Doyle motioned to continue to June 18. Mr. Dennehy seconded. Passed 7-0 .

Anderson Open Space Subdivision – 30 lots (3-A-512) – Public Hearing Continued

off Morrison and Mitchell Pond Roads

Mr. Doyle motioned to reopen the public hearing. Ms. Skinner seconded. Passed 7-0. Discussion ensued regarding CIP appointments.

Mr. Warren reviewed the subdivision including acreage, zoning, open space, scenic road legal notices, waivers, special permits, water demand, lot size, open space, roads, three way stop, road length, right-of-way, road width, Hopkins Road, cistern, department comments, staff recommendations, and recreation. Discussion ensued regarding the cistern, and abutter notification. Mr. McLeod read the department comments, and the site walk did not have a quorum.

Mr. Kurt Meisner, Meisner-Brem, discussed the plans are complete, open space lots, and individual wells and septics. Discussion ensued regarding Hopkins Road, road profiles, Mr. Thorndike's comments, conventional subdivision feasibility, adequate water supply, retaining walls and guardrail locations, WWPD impact, grades, detention pond, flow rates, clear cutting, buffer space, elevations, cul-de-sac, Hopkins Road grading, septics and wells in regards to the WWPD on each lot, septic placements, well and septic locations, 4K area, minimize cutting, road widths, hammerhead, road widths, and cul-de-sac radius.

Public comment began with Mr. Bob Coole, 20 Morrison Road; Mr. Michael Peterson, 60 Morrison Road; Mr. Al Souma, 30 Morrison Road; Ms. Kimberly Callen, 36 Morrison Road; Ms. Nancy Costa, 11 Morrison Road; Mr. Kevin Nolan, 12 Morrison Road; Ms. Angela Sanscrainte, 7 Morrison Road; and Mr. Al Lemay, 26 Mitchell Pond Road. Issues discussed included legal notice, road height, blasting, number of lots, Hancock Road subdivision, three way stop signs, discontinued road, construction hours, barriers at the end of Morrison Road, impacts during construction, blasting and spring fed pond, water supply, tree cutting, traffic, speed limits, start building at which end of the development, quality of life, sharp turns on the road, signs, traffic controls, traffic survey, speeding, cul-de-sac removal and restoration, Hopkins Road, access to detention basin, construction calendar, and speed limit signs. Mr. Meisner responded to the public comments. Mr. Turner discussed lot sizes, neighborhoods, Hancock plantings, wells in WWPD, state wants the reflectors at the end of Morrison Road, stripping, traffic survey, traffic survey equipment, and sidewalk.

Board discussion ensued regarding Coventry Road location, traffic study, Morrison Road width, off-site improvements, speed study, one entrance to Morrison, and speed dips.

Public comment continued with Mr. Souma, Mr. Peterson, Ms. Callen, and Mr. Nolan. Issues discussed were blasting responsibility, speed bumps, scenic road, road speeds, no yellow lines, signage, need for reflectors, construction hours, and safety.

Board discussion continued regarding traffic. Mr. Dennehy motioned to continue to June 18. Mr. Morris seconded. Passed 7-0.

Mr. Dennehy motioned to waive the bylaws to take new business after 10:30 pm. Ms. Skinner seconded. Passed 5-1. Mr. Morris opposed.

St Matthews 2nd Floor Addition (13-A-300) – Public Hearing

Searles Road

Mr. Doyle recused himself. Discussion ensued as to whether Ms. Prendergast and Mr. Dennehy should recuse themselves. Mr. Turner explained the 2nd story addition, the application has sufficient information and recommends for public hearing. Mr. Dennehy motioned to accept for public hearing. Ms. Maloney seconded. Passed 6-0. Mr. Turner continued discussion including location, islands, 9000 sq ft addition, revised entryway, drainage correction, no parking signs, straight edge granite curbing, and meets parking requirements.

Mr. George Furdette, St. Matthews representative, discussed the site and no need for additions to the infrastructure. Mr. McLeod read the department comments. Mr. Furdette stated that they would comply with the fire department comments. Discussion ensued regarding parking in compliance, entranceway, windows. Mr. Paul Moran, _____, discussed the entryway, windows, and colors.

Public comment began with Mr. Tom Case. Issues discussed included design review, cistern, and parking.

Mr. Furdette explained that with more classrooms available it gives the freedom to schedule classes when masses aren't going on. Discussion ensued regarding employees, entrance design, mansard roof, windows, roof lines heights, building blending in, shingle color, and building styles in the neighborhood,

Mr. Dennehy motioned to approve the project as presented. Ms. Prendergast seconded. Discussion ensued. Mr. Dennehy amended his motion to include the recommendations from the fire department and send a letter to the Selectmen requesting highway safety committee's comments to be implemented. Ms. Prendergast seconded. Discussion continued. Mr. Moran stated the windows would be white. Passed 4-2. Ms. Maloney and Mr. Morris opposed.

Pawtucket Estates Open Space Subdivision – 4 lots (20 E-200) – Public Discussion

58 Lowell Road

Mr. Warren explained the lot size, aquifer protection district, 4 lots open space development, and cul-de-sac. Mr. Matt Hamor, Meisner-Brem, discussed location, conventional plan, open space plan, wetlands, slopes, and appeal the aquifer protection district.

Mr. Morris motioned to direct staff to use a consultant to delineate the aquifer protection district at the applicant's expense. Mr. Dennehy seconded. Passed 6-0.

Mr. Morris motioned to continued to July 23. Ms. Prendergast seconded. Passed 6-0.

Mr. Dennehy motioned to adjourn. Ms. Maloney seconded. Passed 6-0. Meeting adjourned 11:55 pm.

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

Respectfully submitted, Nancy Charland