

PLANNING BOARD MINUTES
MAY 19, 2004

ROLL CALL:

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

Ms. Maloney opened the meeting at 7:30 pm. Mr. LoChiatto replaced Mr. Dennehy.

MINUTES:

- Mr. McLeod motioned to approve the May 5 minutes. Mr. Breton seconded. Passed 6-0.

CORRESPONDENCE:

- Request for building permit on Class VI and Private Roads for 4 properties: 1) 15 Viau Rd. Mr. Mark Kovacs discussed the 15 Viau Rd property. Mr. McLeod motioned to recommend to the Selectmen support of the application to build a home on a private road, 15 Viau Road, as detailed in the Kovacs' document of May 19, 2004. Mr. LoChiatto seconded. Passed 5-0-1. Mr. Breton abstained; 2) 82 Turtle Rock Road. Mr. Turner discussed Turtle Rock Road construction. Mr. McLeod motioned to inform the Selectmen that the Planning Board would like to have the Selectmen request the applicant to provide a plan for emergency vehicle access during construction, the ability to maintain a through travel way, a plan for material staging, and obtain comments from the police and fire departments based on past history. Ms. Prendergast seconded. Passed 5-0-1. Mr. Breton abstained; 3) 1 Fourth Street. Mr. Turner explained the property is located on the corner of a town road and a private road. Mr. McLeod motioned to inform the Selectmen that the Planning Board would like to have the Selectmen request the applicant to provide a plan for emergency vehicle access during construction, the ability to maintain a through travel way, and obtain comments from the police and fire departments. Ms. Prendergast seconded. Passed 5-0-1. Mr. Breton abstained; and 4) 15 Third Street. Mr. Turner discussed the neighborhood. Mr. McLeod motioned to inform the Selectmen that the Planning Board would like to have the Selectmen request the applicant to provide a plan for emergency vehicle access during construction, the ability to maintain a through travel way, and a plan for material staging, and obtain comments from the police and fire departments. Mr. LoChiatto seconded. Passed 5-0-1. Mr. Breton abstained.
- Notification of aquatic treatment for Cobbetts Pond;
- NH DES letter regarding Hardwood Heights/Birch Hill;
- Legal notice from Derry;
- Letter regarding a temporary WWPD crossing for Spruce Pond. Waiting for information from Conservation Commission. Mr. McLeod motion to move to discussed at the June 2 meeting. Ms. Prendergast seconded. Passed 6-0. To be discussed at the June 2 meeting;
- 2004 Municipal Board Training Series flyer;
- Master Plan workshop on May 20.

ROAD BONDS:

- Lamplighter Building #3, new bond \$11,954.40. Ms. Prendergast motioned to accept. Mr. McLeod seconded. Passed 6-0;
- Mitchell Pond Road Extension, partial release of \$187,614.60 and retain \$502,809. Mr. McLeod motioned to release and retain. Mr. Breton seconded. Passed 6-0.

Mr. McLeod motioned to move Roth Special Permit, Gendron Subdivision, Villages of Windham Special Permit, and Armco Flooring to June 2 at 8:00 pm. Mr. Breton seconded. Passed 6-0.

Discussion ensued regarding Gov Dinsmore Rd, and the Master Plan visioning session went well.

LIASION REPORTS:

Selectmen, Mr. Breton – The Trails Committee will be meeting with the Selectmen on May 24.
Conservation Commission, Ms. Skinner – No quorum at last week's meeting.

PUBLIC HEARINGS:

Castle Reach III – 54 lots (7-A-400) – Public Hearing Continued

Off Cardiff and Hancock Roads

Mr. McLeod motioned to reopen the Castle Reach public hearing. Mr. Breton seconded. Passed 6-0. Ms. Way discussed the subdivision including location, former meetings, waivers requested, Rt 93 noise, trails, active recreation for Phase III, and Searles Road off-site improvements. Discussion ensued regarding construction, noise impact construction, and certified vernal pools. Mr. Peter Zohdi, Herbert Associates, discussed noise and note #9, trails, off-site improvements include signage, striping, and road upgrading. He continued regarding right-of-way, and temporary road. Discussion ensued regarding open recreational space, Griffin Park upgrades, \$200,000 towards recreation, and Mr. Maranto's letter. Attorney Mason discussed open space for Castle Reach. Discussion continued regarding recreation needs.

Public comment from Mr. Tom Case, 8 Simpson Road discussed the temporary road removed once the development is complete, future land needs for recreation in the area. Mr. Zohdi agreed once complete with the first coat of pavement before the temp road is removed, and discussed a flat area of land for recreation including access, and walking easement. Mr. Case discussed that he meant a public recreation area. Mr. Wayne Morris, Trails Committee, discussed recreational area, Mr. Zohdi donated his engineering skills for recreational trails equaling about \$100,000, connecting trails, and not disturbing WWP. Discussion ensued regarding 10' pedestrian easement, special permit request, WWP impact areas, buffer requirements, and photographs of area.

Mr. Dennis Sennibaldi, Recreation Committee, stated that the Committee does not support satellite fields. Discussion ensued regarding attention the May 20 Master Plan meeting, and field needs.

Mr. Case stated setting land aside for a field in the future for the town. Discussion ensued regarding open space is owned by the people of Castle Reach,

Mr. Galen Sterns, Selectmen, recreation needs, and the process for getting parks.

Mr. Charles McMann, Griffin Park Committee, discussed addressing future needs, open space goals, Griffin Park, town policy to is bring together, field access, and support collective resources.

Discussion continued regarding noise buffer, insulation and windows, building permit monitors, flag lots for soundproofing measures, show 60 decibel impact-line on assessors map, soundproofing, house building, Rt 93 construction, Searles Rd used as a primary access, decline in use with connection, temporary access until new roads are paved, open space access, vernal pools, and preserved 300 acres. Ms. Maloney read comments from Conservation Commission.

Mr. McLeod motioned to move to continue to June 2 at 8:00 and to seek Highway Agents comments regarding off site improvements and consider open space access points. Ms. Prendergast seconded. Mr. Sam Nassar, 52 Searles Road, asked to reserve the right to speak at future public hearings. Discussion ensued regarding public input, and access points. Mr. McLeod motioned to move the question. Ms. Prendergast seconded. Passed 6-0. Vote on original motion. Failed 3-3. Mr. Breton, Ms. Skinner, Mr. LoChiato opposed.

Mr. LoChiato motioned to approve the plan as presented the following conditions: 1) incorporating staff analysis dated 5/19/04 minus #3 and #9; 2) work with staff to cooperate access points between lots 773 & 774 and between 783 & 782 with 10' access easement with 5' cleared walkway with granite trail markers; 3) line to be shown on Assessor's maps; 4) building department flag the impacted lots; 5) Cisterns to be approved by the fire department; and 6) Cisterns to be bonded. Mr. Breton seconded. Discussion ensued regarding neighborhood congregational point. Passed 4-2. Ms.

Prendergast and Mr. McLeod opposed.

**Orchard Blossom Estates – 15 lots (7-B-30 & 8-C-300) – Public Hearing
Off Searles Road**

Mr. Turner discussed the plan including location, open space development, 15 lots phase I, 3 lots phase II, corner lot setback, Keach Nordstrom had not reviewed plans when submitted, many missing items from application, plan not complete and recommends not accepting for public hearing, was recommended to the applicant to resubmit, not in conformance, applicant and engineer informed, special permit requirements not met, plans submitted prematurely, and missing information. Discussion ensued regarding application procedures, and not incomplete. Mr. George Fredette, SFC Engineering, discussed staff comments are correct, submittal dates, Keach comments, has updated plans to present this evening incorporating the comments, and staff support. Discussion ensued regarding time wasted.

Mr. LoChiatto motioned to not accept for public hearing based on the deficiencies listed by the staff. Discussion ensued. Mr. Nassar discussed another incomplete plan that was accepted, reasons this plan should be accepted, new plans are complete, and would like to continue the meeting for two weeks. Discussion ensued. Mr. Turner explained the differences between the Castle Reach application and this plan. Discussion continued. Ms. Way discussed not having the opportunity to review the plans before the meeting. Mr. Fredette requested the public hearing be continued to June 2. Discussion continued regarding continuing the meeting. Ms. Maloney seconded the motion. Passed 4-2. Mr. Breton and Ms. Skinner opposed. Discussion continued regarding reapplication, and plans with even one deficiency will be sent back.

Mr. McLeod motioned to waive the bylaws to hear new business after 10:30 pm to hear 127 Rockingham Road Office Building and Freda Hardware. Ms. Prendergast seconded. Passed 6-0.

**127 Rockingham Road Office Building – 12,500 sq ft (3-B-200) – Public Discussion Continued
127 Rockingham Road**

Mr. Joe Maynard, Benchmark Engineering, discussed the 12,500 sq ft building including location, Rt 29 Access Management Overlay District, access, right turn-in/right turn-out off Rt 28, and berm with screening. Discussion ensued regarding site access, sharper angle, Flat Rock intersection, parking, buffer, landscaping, building use, site walk, pedestrian access, detention pond, sidewalk, emergency response time, sprinklers and cistern, right-of-way, moving rear access, cut-through, and architecture. No public comment.

The Board discussed sending the plans out for comments from the Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, highway agent, and traffic study update for right-in/right-out.

**Freda Hardware Site Plan (11-C-170) – Public Discussion
77 Indian Rock Road**

Mr. Turner explained that Freda Hardware received a building permit prior to Planning Board approval, stop work order, described the addition, outside storage, outside display, and parking lot striping. Mr. Maynard discussed former plans, addition, outdoor display, rubberific, lumber, outdoor storage, traffic, parking, hardware, abutter zoning, zoning compliance, propane tanks, discontinued roads, Indian rock, new Rt 111 and building orientation, and lighting. No public input.

The Board discussed sending the plans out for comments from the Highway Safety Committee, fire department, police department, Historic District Commission, highway agent, and Trails Committee. Discussion ensued regarding back filling the foundation is fine.

Mr. McLeod motioned to adjourn. Mr. LoChiatto seconded. Passed 6-0. Meeting adjourned 11:45 pm.

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

Respectfully submitted, Nancy Charland