

## PLANNING BOARD MINUTES

February 2, 2005

### ROLL CALL:

Lee Maloney, Chairman – Present  
Ross McLeod, Secretary – Present  
Phil LoChiatto, Regular Member – Present  
Ruth-Ellen Post, Alternate – Present  
Chris Doyle, Selectmen Alternate – Excused

Nancy Prendergast, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Present  
Pam Skinner, Regular Member – Present  
Bruce Breton, Selectmen – Present

### STAFF:

Al Turner, Director of Planning and Development – Present  
Rebecca Way, Town Planner – Present

*Ms. Maloney opened the meeting at 7:30 pm.*

### CORRESPONDENCE:

- Letter from Attorney O’Leary regarding Cyr Lumber issues, and response from Mr. Turner. Discussion;
- Letter from MHF requesting to continue the North Lowell Road Residential Site Plan to March 2 at 8:00 pm. Mr. Breton motioned to grant the request. Mr. McLeod seconded. Passed 7-0;
- Letter to and response from Attorney Campbell regarding protest petition;
- Letter to Cable Coordinator regarding taping the Planning Board meetings;
- Letter from Steve Diantgikis regarding a construction trailer for 15 Rockingham Road. Discussion. Mr. Kolodziej motioned to approve the construction trailer as requested at 15 Rockingham Road for a period not to exceed 9 months from the date the demolition permit is issued. Mr. Breton seconded. Passed 7-0;
- Letter from Harriman Associates regarding the Shaw exterior building elevations. Mr. Ellingson, Shaws representative: changes to the sign logo and building facade. Discussion. Mr. LoChiatto motioned to approve the changes as requested in the January 28, 2005 letter and drawings Sk-1 (Feb 2, 2005) and Sk-2 (Jan 28, 2005) as minor site plan changes. Mr. Kolodziej seconded. Passed 7-0;
- Town and City Booklet;
- Stormwater Management and Land Development flyer;
- Road, Byroads, Highways, and Byways conference flyer;
- Sign regulation brochures;
- Letter from Ms. Maloney regarding an invitation to attend the Master Plan meeting on Feb 9.

### ROAD BONDS:

- Asadoorian driveway performance bond: \$1000. Mr. McLeod motioned to accept. Ms. Skinner seconded. Passed 6-0-1. Mr. Breton abstained;
- Fletcher Road Extension: reduction of \$58,672 and retain \$11,798. Mr. McLeod motioned to approve. Ms. Prendergast seconded. Passed 6-0-1. Mr. Breton abstained.

### OLD/NEW BUSINESS:

Discussion: Real Estate Results sign violation.

### LIASION REPORTS:

Ms. Skinner, Conservation Commission: February 10 meeting for potential purchase of 84 acres.

### PUBLIC MATTERS:

#### **Freda Hardware Site Plan (11-C-170) – Public Hearing**

#### **77 Indian Rock Road**

Ms. Way: overview, addition, site work done, supply store, existing paved area, additional gravel parking, additional display areas. Ms. Prendergast motioned to accept for public hearing. Mr. Breton Seconded. Passed 7-0. Ms. Way: requested waivers.

Mr. Joe Maynard, Benchmark Engineering: building permit, State taking a portion, driveway.

Discussion: temporary shed display changed every 180 days, no septic problems, Christmas trees, exiting the site, driveway entrance, striped parking, erosion, lighting, site traffic, snow storage area. No public comment.

Mr. McLeod motioned to approve the waiver of Site Plan Regulations Section 209 considering that no new lighting is proposed. Mr. LoChiatto seconded. Passed 7-0.

Mr. McLeod motioned to approve the waiver of Site Plan Regulations Section 607 as the applicant has submitted a copy of the original survey. Mr. LoChiatto seconded. Passed 7-0.

Mr. McLeod motioned to approve the waiver of Site Plan Regulations Section 704.1 as there are not new septic systems or grading proposed on the site. Ms. Prendergast seconded. Passed 6-1. Mr. LoChiatto opposed because grading has already been done.

Discussion: fire safety regulations, staff recommendations,

Mr. McLeod motioned to approve subject to: 1) The following fire protection note should be located on the plan "Building Permits for new construction will not be issued until the requirements for emergency water supply have been met per NFPA 1, as amended, and NFPA 1142, Standards on water supplies for suburban and rural fire fighting. These requirements will be implemented by the Town of Windham Fire Chief or his designee."; 2) All state permits should be received prior to the issuing of a building permit; 3) All disturbed areas should be stabilized and loamed and seeded to Town specifications; 4) Erosion control notes should be added to the plan; 5) Existing lighting to be shown on the plan; and 6) Snow storage to be shown on sheet 1. Mr. Kolodziej seconded. Passed 7-0.

#### **Cobbetts Pond Plaza Site Plan (21-D-107) – Public Discussion**

##### **4 Cobbetts Pond Road**

Ms. Way: overview, location, current use, potential use, traffic circulation, architecture, WWPD, landscaped islands, screening from neighbors, hours of operation, noise impacts, parking. Discussion: parking calculations, well location. Mr. Peter Zohdi, Herbert Associates: employee parking, signs, traffic circulation, snow storage, lighting plan, noise, elevations, WWPD. Discussion: Mr. Wallace's letter to be placed in the file, send the plan out for comments.

#### **Johnny Hill Subdivision – 17 lots (10-D-4000) – Public Discussion**

##### **Johnny Hill Road off Bear Hill Road**

Ms. Turner: overview, 17 lots, location, discontinued road, access, connection to another conceptual plan, steepness, potential open-space development, abuts Gage Lands, road length, clearly marked and blazed trails, WWPD on the plan, site walk, steep road. Mr. Zohdi: 42 acres, wetlands, potential open-space development.

Public comment from: Ms. Katie Johnson, 1 Bear Hill Road; Mr. Paul Keller, 17 Bear Hill Road: right-of-way access, road location, blasting monitoring, covenants, water concerns, traffic highway study, local development.

Letter from Mr. John Pesando, Seattle WA: right of way, Mr. Zohdi stated he would work with staff.

Discussion: nearby subdivision, site walk on Feb 26 at 9:00 am, send plan out for comments,

Mr. Kolodziej motioned to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned at 10:40 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Nancy Charland