

PLANNING BOARD MINUTES

May 4, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Present
Bruce Breton, Selectmen Member – Present

Ross McLeod, Vice Chairman – Excused
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Present
Margaret Crisler, Selectmen Alternate – Present but not seated

STAFF:

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

Ms. Prendergast opened the meeting at 7:50 pm.

MINUTES:

- Mr. Breton motioned to approve the April 27 minutes. Ms. Skinner seconded. Passed 4-0-2. Mr. Kolodziej and Ms. Post abstained;
- Mr. Breton motioned to approve the April 20 minutes. Ms. Post seconded. Passed 4-0-2. Mr. LoChiatto and Mr. Kolodziej abstained;
- Mr. Breton motioned to approve the April 6 minutes. Mr. LoChiatto seconded. Passed 5-0-1. Mr. Kolodziej abstained.

CORRESPONDENCE:

- Letter from Ms. Shelly Hughes regarding site plan review waiver for fresh cut flower push cart sales at Johnson Farm. Ms. Hughes: Cart location. Discussion: No additional lighting or signs, umbrella, pop-up tent. Mr. Kolodziej motioned to waive site plan review for the flower cart at Johnson's Highland View Farm plus an umbrella and work table as this is considered a minor change. Mr. Breton seconded. Passed 6-0;
- Letter from Benchmark Engineering regarding Lake View Farm minor site plan change. Discussion: Public hearing, Selectmen's meeting, road connection, major vs. minor change. Mr. Breton motioned that it is a major change and requires a public hearing, plan to be submitted to staff, and abutters to be notified to remove the condition of the road change. Ms. Post seconded. Passed 4-2. Mr. Kolodziej and Mr. LoChiatto opposed;
- Notice of Voluntary Merger, lots 13-B-70A and 13-B-74. Mr. LoChiatto motioned to approve the lot merger. Mr. Kolodziej seconded. Passed 6-0;
- Notice of Voluntary Merger, lots 17-L-30A and 17-L-75A. Tabled to investigate ownership;
- Letter from the Audubon Society regarding a study to help plan for future growth;
- Invitation to the opening of Exeter's first workforce housing development;
- 2005 Municipal Board Training Series flyer;
- Letter from Benchmark Engineering requesting to continue Spruce Pond II to May 18. Mr. Kolodziej motioned to accept the postponement. Mr. LoChiatto seconded. Passed 6-0;
- Letter from MHF Design requesting a waiver of site plan regulations to change from 72 residents to 82 residents. Mr. Karl Dubay, MHF Design: Building design, residents. Ms. Linda Breslin, Exec Director of Windham Terrace: Number of residents, more couples than singles, units. Discussion: Number of residents, license, original meetings. Mr. LoChiatto motioned to consider a minor change because: 1) The building is currently constructed to house that many occupants; 2) Licensing requirements approve the number; and 3) Other approvals obtained per letter of May 4, 2005. Mr. Breton seconded. Passed 6-0.

PUBLIC MATTERS:

Great Mountain View Estates – 44 lots – Public Discussion **Ryan Farm Road, lots 24-F-30, 45, 600, 700, 850 & 910**

Ms. Prendergast read a letter from Gove Environmental. Ms. Way: Location, extension of Ryan Farm Road, acreage, previous meetings, connector road to Field Road, conventional subdivision, access to

town owned lands, road grade, applicant looking for feedback, wetland. Discussion: Previous plan, intersection, road grade, bridge. Mr. Dan MacRitchie, owner: Previous meetings, ready to move forward, working with the neighbors, site walk. Mr. Dubay: Contours, wetlands, connectivity, road grade, intersection, town owned property, house locations, trails, road width 28'. Discussion: Potential studies, 4' bike path, sight line, road width, fog lines, curbing, sidewalk, liability, snow removal, traffic study, curbing.

Public comment from Ms. Mekdes Yacob, 141 Castle Hill Road: Access, subdivision of her land, public safety issue. Discussion: Not land locked property, subdivision before the Board not her access, land access. Mr. Dubay stated that Mr. MacRitchie is willing to work with her, her land has wetlands, will work with Mr. Zohdi. Comment from: Mr. Jay Koutivas, 15 Field Road: Concerns for wildlife, road width, conservation of the land.

Mr. MacRitchie met with abutters at the library. Mr. Dubay: Roadway connector, wildlife. Discussion: Send the plan out for department comments, site walk scheduled for May 25 at 5:30 pm meet at the end of Timberlane Road. Conservation Commission and Trails Committee to be invited. Mr. Kolodziej motioned to continue to June 1. Mr. LoChiatto seconded. Passed 6-0.

Mr. Kolodziej motioned to move Millstone Place to May 18. Mr. LoChiatto seconded. Passed 6-0.

Carr Landscaping Site Plan – Public Hearing **20 Rockingham Road, lots 13-B-50**

Mr. Turner: Former use, proposed uses, uses change often, application is complete and ready for public hearing. Mr. Breton motioned to accept for public hearing. Mr. LoChiatto seconded. Passed 6-0. Discussion: Work underway, potential fines going back 2 years, separate issue, lack of compliance, bonding the plan, look at the plan with good faith, conform to previous plan, applicant has done whatever they wanted, legal counsel, performance guarantee.

Ms. Way: Site plan, rental trucks, entrance, handicapped spaces, striping the parking area, salt storage shed with retaining wall installed not reviewed by building department, wetland next to salt and sand area, worked with Gove Environmental to take care of wetland violation, pavement, back area not stabilized, screening, towing business encroaching on neighboring lot to be fixed, towing business moved. Discussion: Existing conditions, as-built survey.

Mr. Karl Dubay, MHF Design: Conceptual design changes, Keach-Nordstrom review took some time, snapshots of the site, as built in application, clean up outstanding building permits, proposed uses: landscape contractor retail display operation, moving truck rental, vehicle inspection and repair, towing business removed, retail for specialty auto parts to be vacated, plan meets requirements. Discussion: Businesses to be removed, vehicles repair does not include painting. Mr. Dubay: Minor amount of body repair which may include some painting, reviewed staff recommendations, agreed to work with staff for stabilization, salt storage regulations, pavement will be under the salt, storm septon maintenance, building sign to be removed, other site signs, wetland, motorized vehicles on paved areas, photos of vehicles on site, performance guarantee, timeline, where are the vehicles going to be moved while the area is stabilized, site use, junk vehicles and pre-cast steps removed, stabilization implementation plan. Ms. Prendergast read a letter from Gove Environmental. Mr. Dubay noted that file has all the requirements for an approvable site plan.

Attorney Saunders: Mr. Dubay does great work, committed to making it an improved site and reducing the number of uses, responsible site plan, take Mr. Dubay and Mr. Saunders word. Discussion: Signs not in the application, definition of immediately, Aug 1 reasonable time. Attorney Saunders: Timeline, signs applications within the week. Discussion: Target date, erosion control systems in one week. Mr. Dubay very cooperative, signs need permits. Mr. Dubay: Signs, information be given to the staff.

Mr. Kolodziej motioned to move continue to May 18 at 8:00 pm. Mr. LoChiatto seconded. Passed 6-0. Mr. LoChiatto motioned to adjourn. Mr. Kolodziej seconded. Passed 6-0. Meeting adjourned at 11:35 pm. These minutes are in draft form and have not yet been reviewed and approved. Respectfully submitted, Nancy Charland