

PLANNING BOARD MINUTES

August 3, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Present	Ross McLeod, Vice Chairman – Present
Ruth-Ellen Post, Secretary – Present	Walter Kolodziej, Regular Member – Present
Phil LoChiatto, Regular Member – Present	Pam Skinner, Regular Member – Present
Steven Griffis, Alternate – Excused	Rick Okerman, Alternate – Not Seated
Margaret Crisler, Selectmen Member – Present	Alan Carpenter, Selectmen Alternate – Excused

STAFF:

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

Ms. Prendergast opened the meeting at 7:30 pm.

ALTERNATES:

The Board interviewed potential Planning Board Alternate Ms. Neelima Gogumalla. Mr. Kolodziej: Outside interference with alternate selection and spoke in reference to Mr. Doyle. Mr. Doyle withdrew his application. Mr. McLeod motioned to go in non-public as per RSA 91-A:3. Mrs. Crisler seconded. Roll call -- all yes. Mr. McLeod motioned to come out of non-public session. Mr. LoChiatto seconded. Roll call -- all yes. Mr. McLeod motioned to appoint Ms. Gogumalla as an Alternate member of the Board for one year. Mrs. Crisler seconded. Passed 6-0-1. Mr. Kolodziej abstained.

MINUTES:

- Mr. McLeod motioned to approve the July 27 minutes. Mr. LoChiatto seconded. Passed 4-0-3. Mr. Kolodziej, Ms. Prendergast, and Ms. Skinner abstained.

BONDS:

- Ryan Farm Subdivision off-site improvements; final release of \$110,878.80. Mr. McLeod motioned to approve. Ms. Post seconded. Passed 5-0-2. Mr. LoChiatto and Mrs. Crisler abstained.

CORRESPONDENCE:

- Letters to the Derry Planning Board regarding a joint meeting for the Spruce Pond Subdivision from: 1) Ms. Prendergast; and 2) Mr. Roger Hohenberger
- Letter from Mr. Jim Freda regarding the relocation of the wire feeding power to Freda Hardware. Mr. Freda is asking the Board to approve a minor change to the site plan regarding overhead electrical service instead of underground. Discussion: Underground wire, blasting required, alternatives. Mr. Kolodziej motioned to deny the request as it is not in keeping with the Town's regulations. Mrs. Crisler seconded. Passed 7-0.

OLD/NEW BUSINESS:

Mr. Turner's photo in Sunday's Lawrence Eagle Tribune regarding an open-space development article, updated workshop schedule.

LIASION REPORTS:

Board of Selectmen: Selectmen voted to have a public hearing on Hopkins Road.

Mr. Kolodziej motioned to move 46 Lowell Road Site Plan, Granite State Small Animal and Exotics Hospital, Johnson Street Subdivision, and Jones Road Site Plan to August 17. Mr. McLeod seconded. Passed 7-0.

PUBLIC MATTERS:

Clarke Farm South Open Space Subdivision – 34 lots – Public Discussion 137 Haverhill Road, lots 14-B-100

Mr. LoChiatto recused himself. Mr. Okerman replaced him.

Mr. Turner: Reviewed the project to date, traffic report findings, open-space location, and outstanding issues. Ms. Prendergast read the department comments.

Mr. Peter Zohdi, Herbert Associates: Highway Safety Committee report, roundabout, trails, community water system, construction staging area and access.

Discussion: Connection, traffic report, construction access off Rt 111, roundabout, stop signs, connecting the cul-de-sacs, road names, Faith Road traffic and speeding, wells, cul-de-sac lengths, Ms. Prendergast reread the Highway Safety Committee comments, fire and police access, roundabout safety, options.

Public comment from: Mr. Kenneth Lewis, Braemar Woods; and Ms. Sue Malinkowski, 10 Faith Road: Concerns: Well-head protection area for Braemar Woods water system, water testing, wetland crossings, access to Rt 111 department comments, traffic calming measures, open space, road length, Rt 111 speed limit.

Mr. Zohdi: responded regarding meeting with the president of the Braemar Woods Association. Mr. Eric Nickerson, developer: Roundabout adds to the neighborhood, does not like connecting the cul-de-sacs.

Jeff Littlefield, 8 Faith Road; Mr. Rob Gustafson, 12 Ridgemont Road, Mr. Gary Curtis, 1 Faith Road; Mx. Khattar Kassis, 3 Ridgemont Road; Mr. Lou Zachas, 22 Faith Road; Ms. Howard, 4 Ridgemont Road: Signage, road safety, high school increased traffic, sight distance, 4-way stop, speeds, temporary construction road off Rt 111, intersection safety, additional cars, Rt 111 access, 4-way intersection in a residential neighborhood at the crest of a hill, North Clarke access, posted photos of the area, blind hill at the location of the potential roundabout, one-way in, school bus stops, snow plowing, accidents.

Mr. Kolodziej motioned to move Cyr Lumber and Waterhouse Site Plan to August 17. Mr. McLeod seconded. Passed 7-0.

Mr. LoChiatto rejoined the Board.

Mrs. Crisler motioned to waive the by-laws and hear new business after 10:30 pm. Ms. Post seconded. Passed 7-0.

Vessali Subdivision – 2 lots – Public Hearing **9 Sheffield Street, lot 11-C-2563**

Ms. Way: Overview of project including lots, location, rural district, flood plain district and WWPD, acreage, frontage, on current Town road, no new road construction, cistern needs repair, community water system. Mr. McLeod motioned to accept for public hearing. Mr. LoChiatto seconded. Passed 6-0

Mr. Zohdi, Herbert Associates: Pennichuck manages water system, system design, hydrant vs. cistern, cistern needs repair, Sheffield Street, not Town accepted road.

Mr. McLeod motioned to approve the subdivision with the following conditions: 1) All boundary markers specified "to be set" shall be set; 2) All state and federal approvals shall be received prior to the recording of the plans; 3) A letter from Pennichuck guaranteeing adequate water service is available for the proposed home; 4) The 4K areas should be labeled on the plan; 5) Locate the exiting water mains and the proposed connection on the final plan; 6) The WSPCD statement from section 601.20 must be entered on the plan. "Note: No structure may be erected nor shall any alteration of the surface configuration of the land be permitted in the Wetland and Watershed Protection District."; and 7) Erosion control should be shown on the plan. Mr. LoChiatto seconded. Passed 7-0.

MHB Subdivision – Public Hearing **Settlers Ridge and Cristy Roads, lots 22-R-308 & 510**

Ms. Way: Overview of the project including the merge of two lots and then subdivide into three lots, acreage, current roads, existing drainage easement, vernal pool, wetland, trail easement, WWPD, Special Permit for the driveway was granted during the Cristy Road Extension Subdivision, paving of first 20-feet of ROW. Mr. Kolodziej motioned to accept for public hearing. Mr. McLeod seconded. Passed 7-0.

Mr. Zohdi, Herbert Associates: Overview of subdivision, ROW location, special permit, vernal pool, granite trail marker, trail construction.

Mr. McLeod motioned to approve the application with the following conditions: 1) All boundary markers to be set as shown on the plan; 2) All state and federal approvals shall be received prior to the recording of the plans; 3) Erosion control should be shown on the plan; 4) Label the width of the drainage easement; 5) Label the front setback of sheet 3 of 8; 6) Increase the well radius to 100 feet; 7) Label Cristy Road on sheet 6 of 8; 8) The applicant should mark the public trail easement with a granite marker, and the first 100 feet of the trail should

be established; 9) Highway Safety Committee recommended up to 20 feet (not 50) plus preserve the stonewalls in conjunction with staff; and 10) Granite markers (#8) be consistent with Canterbury and Candlewood Road markers. Mrs. Crisler seconded. Passed 7-0.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 11:22 pm.

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

Respectfully submitted, Nancy Charland