

## PLANNING BOARD MINUTES

August 17, 2005

### ROLL CALL:

Nancy Prendergast, Chairman – Excused  
Ruth-Ellen Post, Secretary – Excused  
Phil LoChiatto, Regular Member – Present  
Margaret Crisler, Selectmen Member – Present  
Neelima Gogumalla, Alternate – Excused  
Rick Okerman, Alternate – Present

Ross McLeod, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Present  
Pam Skinner, Regular Member – Present  
Alan Carpenter, Selectmen Alternate – Excused  
Steven Griffis, Alternate – Present

### STAFF:

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

*Mr. McLeod opened the meeting at 7:30 pm and he replaced Ms. Prendergast as Chair. Mr. Griffis and Mr. Okerman replaced Ms. Post and Ms. Prendergast.*

### MINUTES:

- Mr. Kolodziej motioned to approve the August 10 minutes. Ms. Skinner seconded. Passed 6-0.

### CORRESPONDENCE:

- LGC annual conference postcard;
- Town of Windham vs. Wood – confidential communication from Attorney Campbell;
- Joint meeting on August 30 of Windham Selectmen, Salem, and Pennichuck regarding W&E water system;
- Great Bay NH estuaries tour notice;
- July 4, 2005 well siting report from DES;
- Request from Joseph Maynard to continue Spruce Pond Estates to October 5 at 8:00 pm and renotify abutters at developers expense. Ms. Skinner motioned to grant the request. Mr. Kolodziej seconded. Passed 6-0;
- Request from Meisner Brem to continue the Johnson Street Subdivision to September 7. Ms. Skinner motioned to move Johnson Street Subdivision to September 7 at 8:00 pm. Mr. Kolodziej seconded. Passed 6-0.

### PUBLIC MATTERS:

#### Waterhouse Mobile Station Site Plan – Public Discussion 18 Mammoth Road, lot 14-A-1100

Ms. Way: Overview, aquifer protection, variance, site plan review. *Mr. LoChiatto joined the Board.*

Mr. Peter Zohdi, Herbert Associates: Existing non-conforming uses, variance, existing petroleum tanks, repairs needed, move existing tank, and move garage. Discussion: Underground storage tanks with manholes.

Public input from Mr. Richard Florino, 139 Castle Hill Road: Necessary gas station, needs to be more efficient and more modern.

Mr. Zohdi: Would like permission to start construction of an additional tank. Discussion: Staff comments, diesel tank, technology available to treat and capture oil waste, tank technology and improvements, grooves and concrete, catch basins, on-site contamination control, internal traffic circulation, how will trucks get to the diesel pumps, traffic circulation, access to Mammoth Road, no islands or directional arrows, noise, dumpsters, lighting, pull garage forward away from WWPD, reduce pavement in WWPD, repairing damage to environment, no more continuing damage, staff project review sheet, aquifer protection district recommendations.

Mr. LoChiatto motioned to allow subsurface and related surface work to proceed. The new surface is not to be used until site plan approval in the interest in health and safety. Mr. Kolodziej seconded. Passed 7-0.

Discussion: Send the plan out for Department Comments.

### **Cyr Lumber Site Plan – Public Discussion**

#### **5 Jones Road, lot 13-A-33**

Mr. Turner: Overview, reduced size of storage building, less parking, warehouse. Discussion: Original use of the building, office and warehouse storage, delivery trucks to use Jones Road, improved drainage, existing residences, rail-trail and building buffer, lighting will be the same as the current Cyr Lumber, gravel area for storage of lumber, move parking spaces away from the WWPD, keep spaces for future use, down-lit shielded lights. Mr. Zohdi: Overview of plan.

Public comment from Mr. Richard Florino, 139 Castle Hill Road: Good plan.

Mrs. Crisler motioned to consider this a minor site plan change with the applicant working with staff regarding: 1) Landscaping to screen the trail; 2) Moving parking spaces out of the aquifer protection district and WWPD; 3) Fully engineer additional parking which may be built at a later date; and 4) Minimize light pollution. Mr. Lochiatto seconded. Passed 7-0.

### **46 Lowell Road Non-Residential Site Plan – Public Discussion**

#### **46 Lowell Road, lot 20-E-260**

Mr. Turner: Overview, non-residential building at the old oil depot, location, variances obtained to use the property consistent with uses in the Commercial A District and reduced setbacks and buffers. Mr. Zohdi: Setbacks, buffers, plan not ready to send out for comments, applicant to work with staff to improve design and layout, architecture to be compatible with neighborhood, residential characteristics. Mr. Kolodziej motioned to continue to September 7 at 8:00 pm. Mr. Griffis seconded. Passed 7-0.

### **Granite State Small Animals and Exotics Hospital – Public Discussion**

#### **19 Roulston Road, lot 13-C-300**

Ms. Way: Overview, Conversion of a portion of the house to a veterinary clinic, parking, WWPD, Special Permit, buffer to neighboring residential uses, signage, changes to the exterior of the existing building, house of operation, variance needed.

Mr. Zohdi: Would like to work with staff to move parking from WWPD, work with staff to improve the plan, continue to September 7 meeting.

Ms. Skinner motioned to continue Granite State Small Animal and Exotics Hospital to September 7 at 8:00 pm. Mr. Okerman seconded. Passed 7-0.

Mr. Kolodziej motioned to move Heavy Hitters to September 7 at 8:00 pm. Mr. Lochiatto seconded. Passed 6-0-1. Mr. McLeod abstained.

### **Jones Road Site Plan – Public Discussion**

#### **1 Jones Road, lot 13-A-42**

Mr. Turner: Overview, location, issues, across from the Manor Motel, drainage problems. Discussion: Corner lot ownership, substantial parking gravel lot, trip and fall risk, continuation of the plan for 90 days, finish negotiations with the state before final site plan review, need legal opinion for parking on a gravel lot, parking for employees only.

Mr. Ronald Cyr, Lowell Road: Update of what's happening, zoned commercial, parking cars, violation, needs additional parking for employees.

Mr. LoChiatto motioned to: 1) Allow the applicant 90 days to reapply following negotiations with the state on land swap; 2) Applicant and staff to work with Attorney Campbell to protect the town from liability during the 90 day period and allow parking to continue on the 2 parcels for 90 days; and 3) Work with staff to define parking on the two attached parcels to best protect the aquifer. Mr. Kolodziej seconded. Passed 7-0. Discussion: Connect parking lot back into site.

### **PSNH Tree Trimming on a Scenic Road – Public Hearing** **Intersection of North Lowell Road to 63 and 75 Morrison Road**

Mr. Dave Crane, PSNH arborist: Routine trimming of trees, average 5 year cycle, 2001 was last

trimming, any limb or tree, some large trees, trees with 15" circumference / 4' above ground, have jurisdiction under scenic road status, scenic road ordinance, contact landowners before trimming, agreements as to what has to be done. Discussion: Post a bond.

Public comment from Ms. Nancy Costs, 11 Morrison Road; Mr. Bob Coole, 20 Morrison Road: Concerns regarding tree trimming, crews, supervision, notification of property owners, saving the larger trees. Discussion: Planning Board worked with the developer to save an especially large tree on Morrison Road, PSNH to work with staff to continue to protect the tree.

Mrs. Crisler motioned to approve the brush trimming as proposed in PSNH letter dated June 16, 2005 along a designated scenic road in accordance with RSA 237:158, subsection 2. Ms. Skinner seconded. Passed 7-0.

Mr. Kolodziej motioned to adjourn. Ms. Griffis seconded. Passed 7-0. Meeting adjourned at 10:50 pm.

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

Respectfully submitted, Nancy Charland