

PLANNING BOARD MINUTES

November 16, 2005

ROLL CALL:

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

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

STAFF:

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

Ms. Prendergast opened the meeting at 7:30 pm. Mr. Okerman and Mr. Griffis replaced Mr. LoChiatto and Mr. Kolodziej.

PUBLIC MATTERS:

Master Plan – Public Hearing

Mr. McLeod motioned to reopen the public hearing. Ms. Post seconded. Passed 7-0. Mr. Turner: Overview of the Village Center District Conceptual Master Plan to be adopted as part of the current approved Master Plan, at last public hearing neighbors asked for more time to look over the materials, map, designated areas for potential mixed uses. Discussion: Opposition to thru way between Town Hall and Planning Department from HDC, pedestrian connection from the Historic District to the Village Center between Town Hall and old fire station, town vote needed to approve the road, RSA rights, Historic District authority, integrated historic structures, developer could help preserve historic buildings, in favor of Conceptual Master Plan, HDC concerns, currently cars park against the building, pull pavement away from the buildings, very conceptual plan, each proposal would be reviewed through the site plan process, flexible but give a starting point for developers. Mrs. Crisler motioned to maintain a right-of-way between the town hall and the old fire station (Planning and Development Department) to the village center roadways and study the possibility of a future connection for either vehicular or pedestrian traffic. Ms. Skinner seconded. Discussion: Study the connection to North Lowell Road. Passed 6-1. Mr. McLeod opposed.

Public comment from Ms. Catherine Donovan, 19 Indian Rock Road: Village Center District was pushed on the home owners, property owners will be the ones to suffer, taking owner rights away, does not want to see options limited, concerned about the preservation of the historic homes. Discussion: Conceptual plan does give options to the home/land owners, preserving historic homes, history of meetings to discuss the master plan.

Mr. McLeod motioned to adopt the Windham Conceptual Master Plan dated September 2005 as amended November 16, 2005 to be part of our current approved Master Plan. Mrs. Crisler seconded. Passed 7-0. Mr. McLeod extended thanks to the Planning Staff for their hard work.

Ms. Skinner motioned to change the agenda to take the remaining public hearings prior to other business. Mr. McLeod seconded. Passed 7-0.

Rogers Automotive Vehicle Storage – Public Hearing Continued

2 Rockingham Road, lot 13-A-1

Mrs. Hebert: Overview of the plan and previous meeting, public hearing continued to get comments from the Conservation Commission, Conservation Comments include parking only repairs vehicles and employee vehicles in the proposed parking lot. Mr. McLeod motioned to reopen the public hearing. Mrs. Crisler seconded. Passed 7-0. Discussion: What is a repaired vehicle, what about cars waiting to be painted, parking area design and stormwater treatment, Ms. Prendergast read the letter from the Conservation Commission.

Mr. Paul Corrideo, TF Moran: Parking lot designed to treat contaminants, does not remember discussing limiting the use of the parking during the meeting with the Conservation Commission, check minutes of Conservation Commission, letter presented to the Conservation Commission, vehicle storage and parking, Dredge and Fill Application, letter from Gove Environmental regarding the limitations on the use of the parking lot, oil water separator treats run-off from the existing parking area.

Mr. Dennis Rogers, owner: Does not have leaking vehicles. Discussion: Point out area being discussed, shed location, multi-purpose separator. Ms. Prendergast read a letter from Labrador Enterprises outlining the use of the proposed parking lot.

Mr. Luke Hurley, Gove Environmental: Further clarified the letter to the NH DES regarding vehicle parking, letter was written based on conversations with the applicant after initial discussion with the town. Discussion: Parking will be door handle-to-door handle, there will be no parking striping, material stockpiling location during construction, excess material will be trucked away, shed storage. No public comment.

Mrs. Crisler motioned to grant the waive request of Section 704.1 soil type certification because the site is already developed and the proposed parking area is almost entirely within the wetland area. Ms. Skinner seconded. Passed 7-0.

Mr. McLeod motioned to waive Section 908 location and type of lighting because the plan involves relocating an existing light pole to a lower elevation and does not propose and additional lighting. Mr. Griffis seconded. Passed 7-0. Discussion: Is the existing light down lit.

Mr. McLeod motioned to approve the site plan with the following conditions: All state, federal, and local approvals shall be received prior to the signing of the plans: 1) The island separating the access drive from the parking area should be landscaped prior to signing of the plan and commencement of construction; 2) A stockpile location for unsuitable materials should be labeled on the plans; 3) The applicant should submit an operations manual for the Ultra-Drain Guard replacement. Mrs. Crisler seconded. Passed 7-0. Mr. Kolodziej joined the Board and Mr. Griffis stepped down.

W&E – Common Man Well Connection Special Permit – Public Hearing
83 &85 Range Road, lot 17-G-40

Mr. Turner: Utility construction of a trench for a water well and electrical line in the WWPD located along Range and Woodvue Roads, related to Lake View Farms water supply and Pennichuck W&E water system on Lake Shore Road, area of WWPD impact, trench lines follows areas that have already been impacted in many areas. Mr. McLeod motioned to open for public hearing. Mrs. Crisler seconded. Passed 7-0. Discussion: Rt 93 expansion waterline effects, slope easements, purpose of the special permit, staff has reviewed the plan and agrees with the trench location.

Mr. Don Ware, Pennichuck Water: Current discharge of brine backwash is hauled off-site, additional waterline will dilute existing water source, dimensions of trench, 20 gallons per minute, water quality treatment, reduce brine hauled off-site by approximately 33%, permitting process complete, next step is connecting the well to the W&E system. No public comment. Discussion: Special permit, staff inspection and erosion control measures, satisfies Lake View Farms condition of approval. Mrs. Crisler motioned to approve with the following conditions: 1) Work to be done with the least possible disturbance; 2) No disturbances other than those shown on the plan; 3) Staff inspect erosion control measures as they take place; 4) Staff inspect completed work for proper restoration. Mr. McLeod seconded. Passed 6-1. Mr. Kolodziej opposed.

MINUTES:

- Mrs. Crisler motioned to approve the November 2 minutes. Mr. McLeod seconded. Passed 6-0-1. Ms. Post abstained.

CORRESPONDENCE:

- Sign application for Canobie Lake Veterinary Hospital. Discussion: Colors, lighting should be dark sky friendly with down lit lights not spot lights, existing spot lights have not been a problem,

orientation, content of sign, site approval for exotic animals. Mr. Kolodziej motioned to approve the sign subject to staff enforcement of existing lighting ordinance and coordination of colors of the sign as marked on the application exhibit. Ms. Skinner seconded. Discussion: Down lit lighting. Passed 5-2. Mrs. Crisler and Mr. McLeod opposed.

- Notice of Voluntary Merger for lots 17-J-96 & 98. Discussion: Location, zoning, acreage. Mr. McLeod motioned to approve the lot merger for lots 17-J-96 & 98. Mrs. Crisler seconded. Passed 7-0.

OLD/NEW BUSINESS:

Discussion: Meeting with DOT needs to be scheduled to discuss the area around exit 3, zoning public hearing dates, zoning changes, sign amendment, irrigation, DOT meeting dates.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 10:30 pm.

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

Respectfully submitted, Nancy Charland