

PLANNING BOARD MINUTES
January 18, 2006

ROLL CALL:

Nancy Prendergast, Chairman – Excused
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Present
Neelima Gogumalla, Alternate – Not Seated
Rick Okerman, Alternate – Present
Alan Carpenter, Selectmen Alternate – Excused

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

STAFF:

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

Mr. McLeod opened the meeting at 7:30 pm. Mr. Okerman replaced Ms. Prendergast.

MINUTES:

- Mr. LoChiatto motioned to approve the January 4 minutes. Ms. Skinner seconded. Passed 6-0;
- Mr. LoChiatto motioned to approve the January 11 minutes as amended. Mr. Okerman seconded. Passed 6-0.

BONDS:

- Jackman Ridge Road Extension: release \$78,120 and retain \$76,860. Ms. Skinner motioned to approve. Mr. Okerman seconded. Passed 6-0;
- Johnson Street Extension: new bond of \$94,044.72. Mr. LoChiatto motioned to accept. Ms. Skinner seconded. Passed 6-0. *Mrs. Crisler joined the Board.*

CORRESPONDENCE:

- Flyer for Land Development in NH seminar;
- Letter from David Sullivan regarding a “no-salt zone” request for Pine Hill Road;
- Letter from DES regarding bedrock wells for Sheffield Street;
- Letter from NH DES to Tom Murray regarding construction within the primary building setback;
- Letter from NH DES regarding site specific application for the high school;
- Letter from Al Turner to Attorney Campbell regarding RSAs and the new high school and a letter from Attorney Campbell in response. Discussion: Attorney Campbell’s opinion of Planning Board and Selectmen involvement in the high school site plan.

LIAISON REPORTS:

- Selectmen, Mrs. Crisler: Board of Selectman: Selectmen held the town warrant and budget meeting last night. Discussion: Impact fee study budget money, zoning amendments finalized, agenda items, Planning and Land Use Regulation books.

Mr. LoChiatto motioned to continue Heritage Acres and Gauthier Subdivision to February 1. Mr. Kolodziej seconded. Passed 7-0.

PUBLIC MATTERS:

Spruce Pond II Open Space Subdivision – 89 lots – Public Discussion
Off Rockingham Road, lots 3-B-800, 890 & 900

Mr. Turner: Gave overview of previous meetings, outstanding issues include Hopkins Road, wetland and WWPDP impacts, retaining walls, house lots locations on Hopkins Road, Derry access road, construction details, design issues, block length, archeological study, updated wildlife study, recreational areas, Derry connector design, Highway Safety Committee, trails, community water system, limitations on sprinkler systems.

Joseph Maynard, Benchmark Engineering: Department comments, roadway widths, showed impacts of a 24’ road width, WWPDP impacts, moving forward with Derry plans, roundabout at Derry line, retaining wall, have drilled the wells, well yields, has met with Recreation Committee and Rail-Trail,

making a donation toward getting the rail-trail paved, trails through the wetland complex and possibly a picnic area near rail corridor, emergency access road.

Discussion: Storm water management, some open and some closed drainage. Mr. McLeod read a Citizen Petition to change Hopkins Road to a Class A trail and Department Comments. No public comment. Discussion continued: 22' road width is too narrow, not in favor of paving rail-trail, homes on Hopkins Road, configuration of rail trail gates, block length is fine, street light at Northland and Rt 28, roundabout size will be standard, closed drainage, 26' road width, Derry road width is 24', roadway walls vs. 2:1 slopes, buffer between houses and rail-trail, turn lane on Rt 28, water will not leave the site, underground utilities, road widths, mitigating impacts to Hopkins Road abutters, and road length.

Great Mountain View Estates – 46 lots – Public Hearing

Off Ryan Farm and Field Roads, lots 24-F-30, 45, 600, 700, 850 & 910

Mrs. Hebert: Extension of Ryan Farm Road, connecting to Field Road, accepted for public hearing at the last meeting, 46 conventional lots, acreage, power company easement, drainage reviewed by Keach, water supply by Stonehill Environmental, wildlife study by Gove, traffic study by CLD, and storm water study from Gove. Mrs. Crisler motioned to reopen the public hearing. Ms. Post seconded. Passed 7-0.

Karl Dubay, MHF Design: Executive summaries of the studies done will be presented tonight, plans have been reviewed by Keach and issues have been resolved.

Tim Stone, StoneHill Environmental: Reviewed the water supply study, bedrock wells, well depths and yield, recharge, and household water usage. Discussion: Irrigation not considered, irrigation sensors, water conservation heads, sprinkler water does not get recharged. Mr. Dubay: Supports irrigation controls as a condition of approval.

Bob Lyford, CLD Engineers: Reviewed traffic impact study, traffic count areas, level of service of B, trip estimation, little traffic increase from the development, recommends the connection to Field Road, Field Road to be a through road, and recommends moving the stop signs.

Jim Gove, Gove Environmental: Reviewed wildlife study, no rare, threatened or endangered species on the site, site inspections by NH Fish and Game, no evidence of box turtle, oak hickory forest was clear cut 20-30 years ago, brook floater about ½ mile away from the site, and 2 vernal pools on site.

Mr. Dubay: Roadway design, lots, no houses or driveways in the WWPD, checklist items done, state permits are pending, multiple trail easements provided and construction, access easements to drainage facilities, common drives have been worked out with the fire department, cisterns on site, waivers, WWPD special permit, roadway alignment to avoid the wetlands, roads meet standards, minimal cuts and fill, 8% grade, ledge cut.

Mr. Gove: Two-fold issue, 1) what's going to happen during construction, and 2) what's going to happen after stabilized, storm water management, showed a cross-section of the road cut and explained how the water would flow, and drainage and treatment. Mr. Dubay: Catch basins and storm septors will not be connected. Discussion: Phasing of the development, and temporary cul-de-sac for a year.

Mr. McLeod read letters from: 1) State of NH Dept of Cultural Resources; 2) NH DES Subsystem Bureau; 3) Attorney Daniel Hayes; 4) Richard Palermo. Discussion: Bridge concerns, impacts on the wildlife corridors, bridge costs, grant for bridge, construction sequence, temporary cul-de-sac, road bond will guarantee the road will be built, would like formal calculations for the sprinklers, and irrigation systems.

Mr. Kolodziej motioned to continue to February 1. Mr. LoChiatto seconded. Passed 7-0.

Ledge Road Site and Subdivision – 4 lots – Public Discussion

Ledge Road and 62 Haverhill Road, lot 11-A-50

Mr. Turner: Site location, Industrial zone, proposed road location, zoning line moved to the property line, things to consider include traffic on Rt 111, screening for residential neighbors, lighting, blasting, types of uses, private or town road, storage units, WWPD impacts, variance, parking requirements,

current developments on Ledge Road improved Rt 111, and traffic study needed. Discussion: Land elevation.

Tom True, True Engineering: Plans have changed since first meeting with staff, visibility for the site, potential office buildings, indoor soccer and tennis facility, road layout, 6% slope, will take care of abutter concerns, in keeping with the Master Plan, road length, may or may not have self storage building, and several studies underway. Discussion: Self-storage units security, shared parking, building locations and scale, subdivision and site plans, road grade, adequate parking, tractor trailers turning around, architectural standards, lighting pollution concerns, no overnight parking, landscaping, and site security. No public comment. Discussion continued: Size and use of buildings, closed drainage, encourage use of signalized intersection, right-turn out only, traffic study, allowed uses, variance required for sports complex, good location near the high school, and contribution toward Rt 111 improvements.

Bruce Marshall: Looking for guidance from the Board, this site is a high percentage of Windham's industrial area, difficult lot to develop because of the topography, excavation needed, elevation will blend in with site next door, and is this what Windham wants for the lot. Discussion: Nothing is objectionable, will want cut profiles, drainage and erosion controls details, drainage, wetlands across Rt 111, come back with another conceptual meeting, and whether or not to send the plan out for department comments. Mr. Kolodziej motioned to continue to February 15. Mr. LoChiatto seconded. Passed 7-0.

Mr. Kolodziej motioned to adjourn. Mr. LoChiatto seconded. Passed 7-0. Meeting adjourned at 10:45 pm.

These minutes are in draft form and have not yet been reviewed and approved.
Respectfully submitted, Nancy Charland