

PLANNING BOARD MINUTES

October 15, 2008

ROLL CALL:

Phil LoChiatto, Chairman – Excused	Nancy Prendergast, Vice Chairman – Present
Rick Okerman, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Ruth-Ellen Post, Regular Member – Present	Pam Skinner, Regular Member – Excused
Louis Hersch, Alternate Member – Excused	Kristi St. Laurent, Alt Member – Arrived 7:05 pm
Sy Wrenn, Alternate Member – Present	Bruce Breton, Selectmen Member – Present
Galen Stearns, Selectmen Alternate – Excused	

STAFF:

Al Turner, Director of Planning and Development – Present

Ms. Prendergast opened the meeting at 7:00 pm. The Board stood and recited the Pledge of Allegiance. *Mr. Wrenn replaced Mr. Kolodziej.*

MINUTES:

- Mr. Okerman motioned to approve the October 8 minutes. Mr. Breton seconded. Passed 4-0-1. Ms. Post abstained;
- Mr. Breton motioned to amend the approved the September 24 minutes. Mr. Post seconded. Passed 4-0-1. Mr. Wrenn abstained.

Ms. St. Laurent joined the Board and replaced Ms. Skinner.

BONDS:

- Overton Road, final release of \$42,950 station 200+00 to 242+96. Mr. Breton motioned to approve the final release and recommend to the Selectmen to hold a public hearing to accept as a Town road. Mr. Wrenn seconded. Passed 6-0;
- Dunraven Road, final release of \$13,920, station 0+00 to 11+86. Ms. Post motioned to approve the final release and recommend to the Selectmen to hold a public hearing to accept as a Town road. Mr. Breton seconded. Passed 6-0;
- Castle Reach II, Cardiff Road, station 300+00 to 309+00, final release of \$11,136. Ms. Post motioned to approve the final release and recommend to the Selectmen to hold a public hearing to accept as a Town road. Mr. Wrenn seconded. Passed 6-0;
- Castle Reach III, Cardiff Road, station 309+00 to 327+15, final release of \$5,976. Ms. Post motioned to approve the final release and recommend to the Selectmen to hold a public hearing to accept as a Town road. Mr. Breton seconded. Passed 6-0;
- Castle Reach III, Leeds Road, final release of \$4,752, station 0+00 to 7+50. Ms. Post motioned to approve the final release and recommend to the Selectmen to hold a public hearing to accept as a Town road. Mr. Wrenn seconded. Passed 6-0;
- Castle Reach II, Edinburg Road, partial release of \$10,420 and retain \$10,090, station 00+92 to 12+92. Ms. Post motioned to approve the partial release. Mr. Wrenn seconded. Passed 6-0;
- Castle Reach III, Ludlow Road, partial release of \$16,100 and retain \$6,580, station 00+00 to 12+25. Ms. Post motioned to approve the partial release. Mr. Wrenn seconded. Passed 6-0;
- Hancock Road Extensions final release of \$46,080, station 701+00 to 713+00. Board discussion with Mr. Turner regarding an abutter had a problem with this release but was unable to attend this evening's meeting but would like to address the Board, Mr. LoChiatto has gone by the site but is not at this evening's meeting, this can be resolved at next week's meeting, waiting would not hold up the other road releases, the abutter concern is with the area where the cul-de-sac has been removed, staff has signed the release, and the lawn area has been done over three times to satisfy the abutter. Mr.

Breton motioned to approve the request and recommend to the Selectmen to hold a public hearing to accept as a Town road. Mr. Wrenn seconded. Passed 6-0.

CORRESPONDENCE:

- Letter to Mr. Sullivan regarding hiring Stonehill Environmental to review the proposed blasting pilot test plan by Nobis Engineering. Board discussion regarding sending a letter to the Board of Selectmen. Ms. Post motioned to send a letter in support of Mr. Turner's request for funding to hire Stonehill Environmental to review the test blasting plan, and a copy of the report be sent to the Planning Board. Mr. Wrenn seconded. Passed 6-0;
- NH DES letter regarding important changes to the Comprehensive Shoreland Protection Act and brochures are available;
- Confidential legal communication from Attorney Campbell regarding Section 718 of the zoning ordinance;
- Letter requesting the Carr bond from 20 Rockingham Road be released. Mr. Turner asked that this be tabled until hearing from Attorney Campbell;

OLD/NEW BUSINESS:

- Board discussion regarding information from Attorney Campbell regarding adding an energy chapter to the Master Plan, this could be a workshop discussion, and Town buildings need to save energy;
- Law series seminars are on Wednesdays, and Ms. St. Laurent may try to attend and bring information back to the Board.

PUBLIC MATTERS:

Pelletier Subdivision Amendment – 2 lots – Public Hearing **66 West Shore Road, lot 22-L-1**

Mr. Turner has reviewed the plan and there is sufficient information and recommends it for public hearing. Ms. Post motioned to accept for public hearing. Mr. Breton seconded. Passed 6-0. Mr. Turner gave the history of the plan, and this is an amendment to an approved plan.

Mr. Turner prepared an overlay to compare the two plans, he further explained the history of the plan, the applicant has purchased an easement so they can widen the road, the Highway Safety Committee recommends this plan be approved, he explained the location and current problems large trucks have on this road, there is a large wetland in the area, he further described the neighborhood, studies and reviews include staff review, wetland flagged and delineated, water sampling, Highway Safety Committee, and police review, waivers that were previously granted are still valid, and he reviewed the staffs recommended conditions of approval.

Attorney Mason, representing the applicant, explained the problems with the road width on the 2007 approved plan, they have obtained a permanent easement that runs to the Town of Windham, the Highway Safety Committee is comfortable with the new plan, there are no other changes to the approved plan in regards to drainage and house locations, and Town counsel will review the permanent easement. Ms. Prendergast read a letter from Jack McCartney and the minutes from the Highway Safety Committee. No public comment.

Board discussion that this is a better situation than what is currently there. Mr. Breton motioned to approve the amended subdivision plan with the following conditions: 1) Lighting, signage, landscaping, and screening shall be designed and installed to minimize impacts to neighbors; and 2) The road easement documents shall be reviewed and approved by the Town attorney prior to recording the plans. Mr. Wrenn seconded. Passed 6-0.

Site Plan and Subdivision Regulation Amendments – Stump Burial – Public Hearing

Mr. Turner stated that this has been discussed at several workshop meetings, he read the potential amendments to the site plan and subdivision regulations, these recommendations come from the NH DES, he distributed the guidelines from the DES regarding stump burial areas, he stated we've had problems with stump burial areas in regards to sinking holes and contamination as stumps decompose, it is also a problem for carpenter ants and other insects, stump grindings can be use for erosion control, stumps should not be buried on site, and stumps are a marketable commodity.

Board discussion with Mr. Turner regarding we don't want stump burial but give guidelines if they do, wood waste should not be buried either, chemically treated wood could get into the groundwater, add the words to locate on the “certified plot plan”, and burying is more common in tough economic times. No public comment.

Board discussion regarding this serves the purpose, Ms. Post motioned to approve changes to the Site Plan and Subdivision Regulations with the following changes: 1) add the words “on a certified plot plan” and 2) change to “four feet above”. Mr. Breton seconded. Board discussion regarding other things that should not be buried such as shingles, aluminum, pvc pipe; adding another section for those other things, could discuss at another workshop, and Mr. Turner will research. Passed 6-0.

Recreation Impact Fees – Public Discussion

Board discussion regarding Cheryl Hass, Recreation Director, would like to be present for this discussion, and received information from Bruce Mayberry. Board discussion regarding discussing this at the 22nd or 29th whichever fits into Ms. Hass's schedule, and reminder there is a site walk on Saturday.

Ms. Post motioned to adjourn. Mr. Breton seconded. Passed 6-0. Meeting adjourned at 8:35 pm.

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