

OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Approved Planning Board Minutes

Site Walk

Cricket Ridge, Lot 11-A-1418, 76 Meetinghouse Road, Windham, NH

April 28, 2012

Board Members:

Margaret Crisler, Chairwoman - Present
Ruth-Ellen Post, Vice-Chair- Present
Kathleen DiFruscia, Selectman Member -- Excused
Ross McLeod, Alternate Selectman Member – Present
Carolyn Webber, Member - Excused
Pam Skinner, Member, Member – Excused
Kristi St. Laurent, Member – Present
Jonathan Sycamore, Member – Present
Sy Wrenn, Alternate Member – Excused
Vanessa Nysten, Alternate Member - Present
Lee Maloney, Alternate Member – Excused

Staff:

Elizabeth Wood, Community Planner – Excused
Laura Scott, Community Development Director – Excused
Cathy Pinette, Planning Board Minute Taker – Excused

Others Present:

Karl Dubay, Dubai Group
Bob Pliskin
Dana Call
Bill Call
Jim Maloof
Debbie St. Jean
Linda Beneze
Robert Beneze

Call to Order: Chairwoman Crisler called the meeting to order at 9:00 a.m. Ms. Nysten was appointed to replace Ms. Webber.

Mr. Dubay summarized what he understood to be main concerns of this site walk: road layout and flanking abutters' interests in buffers/screening and drainage/swale work. He explained the features already on the plans addressing these issues. Mr. Dubay indicated that buffer areas will be marked during construction by orange construction fencing to protect them from unnecessary disturbance; additional plantings will be added where existing understory is thin or insufficient. Road is 24' in

width, per recommendation of the town Road Agent. The basin near Meetinghouse road is mainly in the town right-of-way, which extends 50' from the road; the basin is to be 36" deep.

Mr. Dubay offered that buffer plantings could meet performance specifications, rather than merely descriptive specifications, to better ensure effective screening for flanking house lots. He noted that our regulations provide for that approach if the board prefers this. Several of those present commented on the proximity of the Calls' house to the property line and its higher elevation compared to the area to be developed, making it difficult to screen from view. Mr. Dubay explained that, in addition to plantings, regrading of the developed area should help relieve this problem. Mr. Call also expressed concern about the stability of trees located close to construction work areas.

With regard to drainage work, the first step will be to install "intercept drainage" to help prevent drainage problems during construction. (Mr. Call noted an area that had some flooding during recent rains and was concerned about this.)

Mr. Dubay noted that a yard easement would be granted to the Calls' abutting property. Ms. Post asked what this meant, exactly, and Mr. Dubay explained that this would give the Calls 32' of access onto the adjacent open space lot for ordinary residential backyard uses, which will be defined with greater specificity in a deed.

Near the Maloof property, a somewhat elevated knoll will mostly be removed, within a 20' easement on the Maloof property. Again, Mr. Dubay offered that "performance specs" for screening/buffering around this area would be possible, if the board prefers that.

Ms. Crisler left at 10:00 and appointed Ms. Post to chair the remainder of the site walk.

Questions were raised regarding safety of the drainage basin near Meetinghouse Road, such as for children playing in the area. Mr. Call asked why catch basins could not be used instead. Mr. Dubay explained that the current design is what was recommended by the town Road Agent and the board's engineering consultant and that he was willing to make it smaller if the numbers appear to justify such a change and some other means of addressing drainage would work just as well. The problem is that ice forms along Meetinghouse Road during winter months in that area due to a lack of sufficient drainage. Ms. Post asked if the abutters and the developer might discuss the matter with the town Road Agent on their own, if they wished, to see if another approach not involving a 36" deep basin might also be effective, and the parties agreed that might be a useful discussion if it can be had in time for the next scheduled hearing on this development (May 9).

Seeing that the issues initially identified had all been addressed at considerable length and that some board members were having difficulty with the cold weather, Ms. Post formally closed the meeting at 10:55 a.m. (Kristi St. Laurent, Ross McLeod, and Jonathan Sycamore asked to walk to the rear of the lot on their own if that were permissible since they did not attend the first site walk and Mr. Dubay agreed to escort them to the rear of the lot just to see it.)

Respectfully submitted,

Ruth-Ellen Post
Vice Chair

NOTE: These minutes are in Approved form only, subject to review and modification by the Planning Board.