

**PLANNING BOARD MINUTES**  
**MARCH 18, 1998**

ROLL     Bruce Richardson-Chairman-Present Thomas Case-Vice Chairman-Present Bernie Rouillard-  
CALL:     Secretary-Present Alan Kachanian-Regular Member-Present Wayne Morris-Regular Member-  
Present John Spinney-Regular Member-Excused David Dubay-Alternate-Present Charles  
Sweetser-Alternate-Present Russell Wilder-Alternate-Present Margaret Crisler-Selectman-  
Present

Mr. Dubay replaced Mr. Spinney on the Board.

**BUSINESS:** Mrs. Crisler motioned to accept, as amended, the minutes of March 4, 1998 and Mr. Rouillard seconded. Passed (6-1, Mr. Richardson abstained)

**CORRESPONDENCE:** Letter received from Mr. Peter Zohdi, of Edward N. Herbert & Assocs., Inc., withdrawing DHB/Rutheford Subdivision from the agenda. Mrs. Crisler motioned to allow this application to withdraw without prejudice and Mr. Dubay seconded. Passed (6-1, Mr. Case opposed) Atty. Michael Donovan, representing the Windham Coalition, requested a copy of the March 4, 1998 minutes. They have been forwarded. Correspondence received from Atty. Campbell, Town Counsel, regarding listing voting members in the minutes. Notice received from the Office of State Planning regarding the scheduled workshops on National Flood Insurance.

Mrs. Crisler informed the Board of a letter she has sent to the Windham Independent supporting the Community Stewardship Committee and the Design Review Committee.

Mr. Case reported on the workshop with the Master Plan Subcommittee. Discussion followed on the number of surveys to be mailed. Mr. Wilder has been appointed to the Master Plan Subcommittee. The Water Supply Needs Committee will meet Saturday, March 21, 1998, 8:00 A.M., at the Windham Senior Center. Mr. Case thanked the citizens of Windham who attended the meeting in Plaistow for long range transportation planning.

Mrs. Crisler reported on the recent public hearing held by the Board of Selectmen regarding removal of Mr. Richardson from the Planning Board and requested the Board of Selectmen meet in non-public session with Mr. Turner and Mr. Richardson. Mr. Turner and Mr. Richardson agreed they would both move forward in a positive manner.

**Langdon/Range Road:** Mr. Turner reported the Town Administrator has sent a letter to the DOT to discuss this project.

**Finney Subdivision:** Mr. Turner reported the owner of lot 21-H-40, 170 Range Road wanted to subdivide into two (2) lots. Both lots would be deficient in area size and one (1) lot, 21-H-40 would have insufficient frontage. Mrs. Crisler motioned to reject as incomplete as this subdivision does not meet the zoning requirements, i.e., both lots for lot sizing and frontage requirements for 21-H-40 is insufficient. Mr. Case seconded and passed unanimously.

### **PARK PLACE SITE PLAN (13-B-40) - PUBLIC HEARING**

Mr. Turner presented the Board with a memo listing potential deficiencies. This application did not include building elevations. The engineer presented the elevations. Mr. Turner reported this plan meets the zoning and site plan requirements. Mr. Morris motioned to accept this plan for public hearing and Mr. Rouillard seconded. Withdrawn. Mr. Turner reported the need for a site plan waiver for the soil survey and the soil scientist's stamp. Mr. Case motioned to waive the soil study requirement on a paved, pre-existing site. Mr. Morris seconded and passed unanimously. Mr. Case motioned to accept the site plan for public hearing and Mr. Morris seconded. Passed unanimously. Mr. Karl Dubay, of TF Moran, Inc., presented the proposed 2,400 sq. ft. addition to the Park Place Bowling Lanes. This will be a room for parties. The proposal will include clean up of the rear, the addition of more parking and shrubbery. The application included septic and parking calculations, a traffic analysis and drainage calculations. The owner is working with the state DOT in positioning the sign. Comments were read from the Police Dept., which requested lighting in the rear of the building. The Fire Dept. requested the building be fully sprinkled and alarmed and a review by the State Fire Marshall. The Conservation Commission recommended the use of haybales and silt fencing in the northeast area. Questions from the Board concerned the shifting of parking from the side to the rear, the type of lighting in the rear and the service entrance on the side. The lighting should face the building and not intrude on the residences in the rear. Discussion followed on the service entrance and loading zoning. Mr. Turner stated the loading area should be clearly marked and parallel to the building. There are 195 parking spaces shown on the plan. Mr. Nicholas Moschilli, owner, explained the need for the addition. Mr. Rouillard questioned the potential drainage problems and the treatment of storm water. Mr. Wilder requested the moving of the 24" PVC drainage pipe to the rear and tie into the adjacent lot. Mr. Karl Dubay, of TF Moran, Inc., would try to work this out with the abutter but would not assume the additional cost. Karl Dubay will release drainage calculations to the engineers working on the adjacent lot. Mr. Turner suggested the Board approve the plan as shown with the condition the owner work with the abutters on resolving the treatment of water on the rear side. Mr. Case requested a detail of the buffer in the rear and the owner produced two (2) pictures. There is a fire pond located approximately 500 feet from the property. Mr. Moschilli reviewed the re-positioning of lighting in the rear on the utility plan. Mrs. Crisler motioned to approve with the condition the loading zoning be at the service entrance on the south side and so marked and the owner review with the abutter to move the drainage pipe and give a written report to the Planning Board. Mr. Kachanian seconded and passed unanimously.

### **TM CELLULAR SITE PLAN (11-C-1010) - PUBLIC HEARING**

Mr. Turner reported the site plan complies with zoning and site plan regulations. Mrs. Crisler motioned to accept for public hearing and Mr. Kachanian seconded. Passed unanimously. Mr. Karl Dubay, of TF Moran, Inc., presented the proposed two-storied building for office and retail. The proposed site at 29 Indian Rock Road, next to the Commons @ Windham will follow the same architecture as the Commons. There will be an access easement from the Commons to the proposed site. The loading area will be in the rear and they will be rebuilding the stone wall in the rear. The owner is currently working on another easement for the fence company to have a display on his property. The septic and driveway are under

review with the state. Comments were read from the Police, Fire and Conservation Commission (on file). Mr. Massahos, owner, explained the improvements to be made to the current curb cut and to increase the radius. Mr. Morris questioned the plowing and snow storage area. It is marked on the plan. Mr. Rouillard questioned the underground utilities crossing drainage lines. Mr. Karl Dubay explained the placement of these lines. Mr. Wilder questioned if it was possible to make a connection to the Village Green Complex. That has been reviewed and found to be too steep. The existing garage and building will be removed but the owner will try to save some of the larger pines in the rear of the property. Mr. Massahos, owner, reported he will re-study the connection between his parcel and the Village Green Complex within the next 12 months. Mr. William Gill, of Cell World in the Commons Complex, expressed concern as there would be a business similar to his in the next complex. The current regulations do not prohibit this to occur. Mr. Turner complimented the owner and engineer in engineering this site and keeping the best interests of Windham foremost. Mr. Case motioned to approve the site plan as presented and Mrs. Crisler seconded. Passed unanimously.

Mr. Richardson announced due to the late hour the public hearing on the subdivision amendments would not be heard.

Mr. Dubay recused himself from the Board and Mr. Wilder replaced him.

#### **CASTLE REACH SUBDIVISION (7-A-400/7-B-400) - PUBLIC DISCUSSION**

Mr. Craig Francisco, of Bedford Design Consultants, reviewed the overall plan for the Castle Reach Subdivision, located off Searles Road and Mockingbird Hill Road. This subdivision will be done in four (4) phases. The owner is in discussion with Mr. Joshua Taylor for purchase of property off Morrison Road to give the development egress to the north. The combined parcels are 158 acres with the next phase to be 46 residential lots. This subdivision is being developed using the open space concept. The wetlands permits have been applied for with the state. The entire development will be approximately 185 lots. Mr. Richardson read the previous minutes of March 19, 1997 and the need for egress off Morrison Road. The Board requires the purchasing of the egress be tied to the development of Phase II as shown. Any further development after Phase I, as shown, should have a commitment to an egress to Morrison Road. Discussion followed on the easements and 65% open space. The easements will contain wells. The engineer is currently working on a public trail to Mitchell Pond. Mr. Francisco stated the applicant will request a waiver to not monument the boundary line at the time of application for phase I. Discussion followed on secondary roads. A waiver will be requested to not curb Netherwood Road and a waiver of the drainage requirements. Mr. Turner agreed with the engineer regarding this waiver. Mr. Turner also reported it may be necessary to require the square footage of each house or a waiver of site plan regulations on giving building elevations. The Board requested a traffic study of the entire parcel. Mr. Morris motioned to seek the Recreation Committee comments and Mrs. Crisler seconded. Passed (4-3, opposed T. Case, A. Kachanian, B. Richardson) Mr. Michael Peterson, of Morrison Road, expressed his concern with the number of houses, traffic, septic and wells. Mr. David Dubay, an abutter, expressed the need to do a traffic study of the whole parcel. Several interested parties discussed the traffic flow.

**PETA SITE PLAN (13-D-80) - CONCEPTUAL**

Mr. Peta, of 53 Route 28, requested the Board not require an engineered site plan for an addition to his auto sales business. The state requirements for licensing require a certain square footage. The Board reviewed the site and any expansion would require re-grading in a sensitive area. The consensus of the Board was this addition would require an engineered plan. Mr. Richardson and Mr. Kachanian suggested Mr. Peta request a hearing with the state licensing board before pursuing an addition.

Meeting adjourned 12:15 P.M.

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