

**PLANNING BOARD MINUTES**  
**JULY 22, 1998**

**ROLL CALL:**

David Dubay-Chairman-Excused  
Bernie Rouillard-Vice Chairman-Present  
Jack Gattinella-Secretary-Present  
Wayne Morris-Regular Member-Present  
Russell-Wilder-Alternate-Present  
Margaret Crisler-Selectman-Present  
Galen Stearns-Selectmen's Alternate-Present

Mr. Wilder filled Mr. Dubay's position as a regular member on the Board.

**Liaison Reports:** Mr. Wayne Morris reported on the recent Rockingham Planning Commission meeting and presented the Board with a Local Inventory of Important Natural and Cultural Resources, prepared by RPC. Mr. Morris gave the Board a copy of the Canterbury v. Loudon court case concerning regional impact. Mrs. Crisler gave a copy of the new law regarding Planning Board plat procedure.

**CASTLE REACH SUBDIVISION & SITE PLAN PHASE 1B (7-A-400, 7-B-400, 7-B-50) - PUBLIC HEARING CONTINUED**

Mr. Craig Francisco, of Bedford Design Consultants, gave the background of the new owners and the status of their project in Mashpee, MA. The Board had requested clarification on several items. McFarland Road will be Jenny Hill Road and a 25' trail easement will be called Bahan Trail. As a result of speaking with Carol Pynn, Chairman of the Historic District Commission, the owner, in conjunction with the HDC, will develop a brochure on the history of the area and the value of stonewalls and cellar holes, at the cost of \$250.00. Mr. Gattinella questioned the maintenance and security on the trails. This is covered on page 8 and 9 of the covenants. The association and the town has the right to police. The access will be restricted to allow only pedestrian traffic. The traffic study for phase 1B will add 507 trips per day onto Searles Road. Information on the geo-web cellular confinement system for steep slopes was presented by Mr. Francisco and on the t-wall pre-cast concrete retaining wall. The t-wall would be designed by a professional engineer and stamped on the as-built. Mr. Wilder and Mr. Gattinella questioned the traffic impact of the total build out of four phases. Mr. Wayne Husband, of Keach-Nordstrom Assocs., Inc., gave a presentation summarizing the traffic impact report. The report includes the average delay times at Morrison Road/North Lowell Road, Searles Road/ Route 111 and Searles Road/Roulston Road. Mr. Husband reviewed the data collected, traffic volumes, the construction of the Route 111 by-pass. This report was for a total build out of 180 residential units. Phase 1 will contribute 2% of the traffic at Searles Road and Route 111 intersection. Mr. Rouillard discussed the need to make this a T intersection which would improve the level of service. Mrs. Crisler questioned the amount of Derry traffic would use the road network. Mr. Husband felt the design of the roadways and stop signs would not make the area conducive to through traffic. Mr. Wilder questioned the agreement needed for the re-

construction of the driveway at 12-A-3, 55 Governor Dinsmore Road. Mr. Francisco reported no agreement has been reached as of this meeting. Ms. Nancy Sullivan, owner of 12-A-3, gave the Board a list of her concerns. There were seven major concerns. Mr. Wilder felt the agreement should be worked out and could be bonded with the off-site improvements to insure the quality of work. Mr. Joshua Taylor and several abutters were in favor of the development. Ms. Pynn thanked Mr. Francisco for working with the Historic District Commission. Mr. Mike Peterson questioned whether Morrison Road would be expanded at any time. This will be addressed when phases three and four are presented to the Planning Board. Mr. Rouillard asked the Board if they wished to reduce Jenny Hill Road to 24 feet. The developer will consider after input from the Police and Fire Departments on safety issues. This will be addressed with the next phase of the project. Mr. Gattinella questioned the waiver of section 900 of the site plan regulations, location of construction on individual lots, and whether this would come under section 611.4.2 of the zoning ordinance. Mrs. Crisler felt the plans showed house locations and the intent was clear. Mr. Wilder motioned to approve the Castle Reach Subdivision and Site Plan for phase 1B received and dated June 4, 1998 with the following conditions:

1. Bonding of all road improvements, cisterns, the driveway of lot 12-A-3 and the bounds;
2. Recording of the "Declaration of Open Space Covenants, Restrictions and Easements of Castle Reach, Windham, New Hampshire," including the specific location of Bahan Trail and complete the brochure on the history of the area, stonewalls and cellar holes with the Historic District Commission;
3. Construct Governor Dinsmore Road off-site improvements prior to first building permit issued on Jenny Hill Road;
4. Letter from the owner of lot 12-A-3, 55 Governor Dinsmore Road on agreement for driveway relocation;
5. Written document of access to Morrison Road for phase 4;
6. All bounds set within one year of date of approval unless extended by the Planning Board.

Mrs. Crisler seconded. Passed 6-0.

Meeting adjourned 9:30 P.M.

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