

**PLANNING BOARD MINUTES  
OCTOBER 21, 1998**

**ROLL CALL:**

David Dubay-Chairman-Excused  
Bernie Rouillard-Vice Chairman-Present  
Jack Gattinella-Secretary-Present  
Wayne Morris-Regular Member-Present  
Russell Wilder-Regular Member-Present  
Annette Stoller-Regular Member-Present  
Walter Kolodziej-Alternate-Present  
Keith Goldstein-Alternate-Present  
Margaret Crisler-Selectman-Present  
Mr. Goldstein replaced Mr. Dubay on the Board.

**BUSINESS:** Mrs. Crisler motioned to accept, as written, the minutes of October 7, 1998 and Mrs. Stoller seconded. Passed 6-0 (W. Morris abstained).

**CORRESPONDENCE:** Communication received from the SAU regarding the Heights of West Windham Subdivision (on file). Letter received from Mr. Michael Ryan concerning the Heights of West Windham Subdivision (on file). Mrs. Crisler suggested the Board invite the Police Chief, Fire Chief and the Road Agent to attend the November 4th public hearing of this subdivision.

The following notices were received:

1. RPC notice and agenda regarding the Metropolitan Planning Organization, to be held October 30th, at the Plaistow Town Hall, 9:30 A.M.;
2. Tennessee Gas Pipeline meeting for Public Awareness, to be held November 10th, at the Ramada Inn, Manchester, 9:30 A.M.;
3. UNH Cooperative Extension survey, to be filled out by Mr. Turner;
4. Notice from Town of Derry regarding a public hearing on Growth Management Ordinance, October 16th, at the Adams Memorial Building;

Copy of a letter from the Board to the CIP Chairman regarding scheduling of meetings. Letter received from Mrs. Nancy Wright regarding the proposed commercial development at the Applewoods Golf Course. Brochure received from NH DES For Our Future: A Guide to Caring for New Hampshire's Environment.

Mr. Morris reported the CIP will meet next week and make a final determination on priorities.

Mrs. Crisler reported the minutes of the Wal Mart meeting with the Salem Planning Board were not available. The annual conference for town officials will be in Concord on November 18th through 20th. The Technology Committee is currently working on a graphic

information system. Mr. Rouillard suggested the office start to request auto cad files from engineers for site plans and subdivision plans.

Mr. Rouillard reported the Master Plan Committee will be finishing their draft of the new master plan by Thanksgiving.

Mr. Turner reported some proposals have come in to review the Wal Mart traffic studies. This will enable the Town to properly evaluate the studies.

**ROAD BOND:** Mr. Turner discussed the bond of \$1,000.00 posted by Mr. Dubois to repair the end of Governor Dinsmore Road. The project has been completed. Mr. Wilder motioned to release \$1,000.00 to Barry Dubois, of 32 Governor Dinsmore Road, and Mrs. Crisler seconded. Passed 7-0.

### **ST. MATTHEW'S CHURCH SITE PLAN (13-A-300) - PUBLIC HEARING**

Mr. Turner reported the wetlands have been delineated and the Conservation Commission has walked the site. Mr. Turner reviewed the 1990 mapping of wetlands versus the 1998 mapping done by James Gove, of Gove Environmental Services. The site plan meets all site plan requirements. Mr. Goldstein motioned to accept the plan for consideration and Mr. Gattinella seconded. Passed 7-0. Mrs. Crisler spoke of her discussion with town counsel regarding conflict of interest if a member of the Board has contributed to the church building fund. Mr. Gattinella stated he has not contributed to the building fund.

Mr. Turner reviewed the proposal for a 600 seat church, the improvements to the intersection of Searles Road and Route 111, drainage with two (2) treatment swales and the parking. The applicant has researched the use of paver blocks and the NH DOT has commented on the improvements to the intersection. The NH DOT requested rubber stripes to clearly mark the traffic patterns at this intersection. The off site improvements will cost approximately \$10,000.00.

Mr. Gattinella discussed the entrances and exits, in particular a left turn onto Route 111. Mrs. Stoller discussed the college classes at the parish center and the stacking time on Searles Road, the locations of the telephone pole on the intersection island and the need to elevate the island. Mr. Turner reported there will be a raised island and the telephone pole will be five (5) feet from the edge. Mr. Morris questioned the sight distance and Mr. Turner noted the sight distance was adequate. Mr. Gattinella questioned the future expansion, if needed, and where the additional parking would be placed. Mr. Wilder agreed there should be a plan for future parking.

Mr. George Fredette, of SFC Engineering, stated the additional parking would be placed where the current rectory building is now. There are no proposals to expand beyond 600 seats now. Mr. Fredette reviewed the drainage, treatment swales and the edge of the parking area in the rear slopes away from the wetland. Mr. Fredette discussed his findings on the use of paver blocks in winter conditions in New England. He is not recommending the paver blocks for this proposal. Mr. Morris questioned the freezing of the treatment area in the

winter. Mr. Fredette explained you cannot accommodate for frozen conditions and reviewed the positioning of the catch basins on site. These catch basins have been made deeper and a maintenance schedule will be set for cleaning of the catch basins and the two (2) treatment swales. The treatment swales were designed by Mr. James Gove and will be similar to the design he reviewed with the Board on the Rt. 28 Realty Trust site plan on Route 28.

Mr. Wilder questioned the policy for salting the parking areas. Mrs. Fredette stated there would be no salt in the rear parking area. Mrs. Crisler questioned the areas to be used for snow storage. The storage area will likely be in the rear.

Mr. Rouillard read the comments from the Conservation Commission (on file). Construction would commence immediately. Mr. Rouillard questioned the lighting plan and the need to regulate the hours of operation. It was agreed the applicant should work with Mr. Turner on a lighting design and limit the hours. Comments were read from the Historic District Commission, Fire Department and the Police Department.

The project will include a cistern with hook up to the 50,000 gallon cistern located on site at the Sisters of Mercy. This will enhance the emergency water supply in the area. Mrs. Crisler questioned the colors of the building and the signage. Colors have not been selected as of yet, but the sign will be the same and remain in its current position.

Mr. Martel, of the St. Matthew's Building Committee commented on the needs of the parish. The facility has received community support and would be a first class facility for the town.

Mr. Wilder motioned to approve the site plan subject to the following stipulations:

5. Note placed on the plan, " Road salt (Na, Cl) shall not be used in the rear parking lots;"
6. Intersection improvements to be bonded, paid for and completed by the applicant prior to construction of the church building;
7. Note placed on the plan, "Any additional parking needed for church expansion would not expand beyond the footprint of the proposed parking lot and would be in the area of the current rectory building;"
8. Notes placed on the plans specifying maintenance of storm water pollution prevention infrastructure, i.e., catch basins and treatment swales;
9. Proposed emergency water supply cistern to be bonded and shown on the plans;
10. Standard note placed on the plan concerning emergency water supply;
11. Main parking lot lights should be turned off by 10:00 P.M., except for special occasions;
12. Applicant shall work with the Director of Planning & Development on a viable lighting design to control dispersion and minimize light pollution.

Mrs. Crisler seconded and passed 7-0.

**DJR SITE PLAN (13-A-31) - DISCUSSION**

The Board has received a letter from Atty. Henry Hyder regarding Mr. Brancato's proposed adult entertainment center on Route 28. The applicant will not have live dancing and would like the Board to reconsider the request for impact studies. The Board was given a floor plan of the facility to review. Discussion followed on the need for impact studies on traffic, property values and municipal services. Mr. Morris motioned to eliminate the study on impact to municipal services and Mr. Gattinella seconded. Passed 5-2 (A. Stoller, M. Crisler opposed). Mr. Morris motioned to eliminate the traffic impact study and Mr. Gattinella seconded. Passed 7-0. Mr. Morris motioned to retain the impact study on property values and Mrs. Crisler seconded. Failed 3-4 (J. Gattinella, R. Wilder, K. Goldstein, A. Stoller opposed). Mrs. Stoller motioned to eliminate the impact study on property values and Mr. Gattinella seconded. Passed 4-3 (B. Rouillard, W. Morris, M. Crisler opposed).

### **NEW BUSINESS:**

Mr. Turner presented the Board with a list of zoning amendments for 1999. The amendments will be discussed at the October 28th workshop on zoning issues.

Mr. Rouillard presented the Board with copies of Growth Management Ordinances from around New Hampshire. Mr. Rouillard motioned to make it a priority to develop a Growth Control Ordinance for review and Mr. Wilder seconded. Passed 7-0.

Mr. Turner discussed the addition of a Village Center District to the zoning map and will elaborate on the issue at the October 28th workshop.

Meeting adjourned 11:00 P.M.

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