

**PLANNING BOARD MINUTES
OCTOBER 20, 1999**

ROLL CALL:

Keith Goldstein-Chairman-Present
Russell Wilder-Vice Chairman-Present
Annette Stoller-Secretary-Present
Wayne Morris-Regular Member-Present
Walter Kolodziej-Regular Member-Excused
Bernie Rouillard-Regular Member-Excused
Alan Carpenter-Alternate-Present
Fred Noyles-Alternate-Excused
Betty Dunn-Alternate-Present
Margaret Crisler-Selectman-Present
Galen Stearns-Selectmen's Alternate-Present

Mrs. Dunn and Mr. Carpenter replaced Mr. Rouillard and Ms. Stoller respectively.

CORRESPONDENCE:

The following communications were received by the Board:

- Letter from George & Karen Moran regarding the Costa subdivision;
- The Source newsletter, Mr. Turner will review the newsletter and report to the Board at the October 27th meeting.

ROAD BONDS:

Mr. Turner reported Cochran Farm Road & Newfound Road have been inspected and ready for a bond reduction. The Town has escrowed \$8,767.00 & \$9,271.20 and recommends releasing \$9,288.20 and retaining \$8,750.00 for a maintenance bond. Mrs. Dunn motioned to release \$9,271.20 and retain \$8,750.00 and Mr. Morris seconded. Passed 6-0.

Ms. Stoller took her place on the Board and Mr. Carpenter replaced Mr. Kolodziej on the Board.

Mr. Turner has inspected a portion of Sherwood Road and recommended reducing the road bond from \$62,197.00 to \$21,322.00 for a maintenance bond. Mr. Carpenter motioned to reduce the bond as stated and Mr. Morris seconded. Passed 7-0.

Mr. Turner recommended reducing the bond on Blossom Road from \$111,914.00 to \$16,897.00 for a maintenance bond. Mr. Wilder motioned to reduce the bond as stated and Ms. Stoller seconded. Passed 7-0.

Mr. Goldstein welcomed the Boy Scouts who were attending the meeting for a citizenship

badge.

BUSINESS:

Mr. Carpenter motioned to approve the minutes of September 29, 1999 and Mrs. Crisler seconded. Passed 7-0.

Mrs. Dunn motioned to approve the minutes of October 6, 1999 and Mr. Wilder seconded. Passed 7-0.

Mrs. Crisler reminded the Board of the Fall Conference to be held November 20, 1999. Board members will be reimbursed when they turn in their receipts.

The Board discussed the appointment of a representative to the Rockingham Planning Commission. Mr. Wilder motioned to recommend the appointment of Annette Stoller to complete Mr. Morris' term ending 2002. Mr. Morris seconded and passed 7-0.

Mr. Turner discussed the contract with RPC to complete the master plan. After signing of the contract RPC will complete a draft in 30 days. The Board will review the draft with a presentation by RPC at a workshop.

Mr. Morris attended a meeting with NHDOT regarding a bicycle network. Input was given and the NHDOT will generate a map for public hearing.

Mr. Goldstein noted the CIP had its last meeting October 21st and will present the plan to the Board at the October 27th workshop and schedule a public hearing for November 17th.

AGENDA:

Mr. Turner reported two plans on the agenda have deficiencies. St. Matthew's Site Plan was not endorsed but the engineer has endorsed three plans for the public hearing. The Post Office Site Plan has three areas of deficiencies, documents for design reviewed were not received in time for review, the easement for access to the town owned parcel in the rear were not received in time for a review by town counsel and the drainage study by RCCD is not complete. Mr. Ed Minnick, of RCCD, has found several areas in the drainage that need further work. Ms. Stoller motioned to not accept the Post Office Site Plan for the following reasons, design review and the easement not received in time for review, dam permit not applied for with the state, easement not reviewed by town counsel and the drainage study incomplete. Mr. Wilder seconded and passed 7-0.

MUCCI SUBDIVISION (6-C-400) - PUBLIC DISCUSSION

64 North Lowell Road

Mr. Turner reviewed the proposed two (2) lot subdivision on North Lowell Road and Jackman Ridge Road. The developer has reduced the slope and the subdivision meets all the

requirements. The staff recommended the plan go forward for department review.

Mr. Wilder questioned the method of erosion control. There is a silt fence in place but more controls will be needed. Craig Francisco, of Bedford Design Consultants, Inc., explained the soils information and test pit data. Mr. Wilder motioned to send the plan to the various departments, Conservation Commission, Police Department, Fire Department and the Historic District Commission. Mr. Morris seconded and passed 7-0.

Mrs. Dunn reclused herself.

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

2 Searles Road

Mr. Turner explained the purpose of this site plan was to revise the parking. The rectory has been removed and relocated off site. Sheet 3 of 6 depicted the proposed new parking and the drainage calculations have been reviewed.

Mrs. Crisler motioned to accept the site plan for public hearing and Mr. Wilder seconded. Passed 7-0.

The plans showed increased landscaping, parking lot lighting, and design review guidelines have been met. Mr. Goldstein read the comments from the Fire Department and the Conservation Commission. The off site improvements to the intersection have been completed. This revised plan would add 33 parking spaces as per sheet 3 of 6. All access will be from Searles Road.

Mr. Wilder motioned to approve the site plan as presented and Mr. Morris seconded. Passed 7-0.

Mrs. Dunn returned to the Board.

SISTERS OF MERCY SUBDIVISION & SITE PLAN (12-A-500 & 12-A-800) - PUBLIC HEARING

21 & 37 Searles Road

Mr. Turner recommended acceptance for public hearing. Mr. Wilder motioned to accept the subdivision and site plan for public hearing and Mr. Carpenter seconded. Passed 7-0.

Mr. Goldstein read the comments from Conservation Commission, Fire Department, and no comments were received from the Historic Commission or the Police Department. Mr. Turner explained the applicant was requesting a waiver of right of way at the stonewall. The Board discussed the placement of the access roadway along the wall and the removing of a portion of the wall to accommodate access to the project. Mrs. Dunn expressed concern with this access point and the need for comment from the Historic District Commission.

Mr. Karl Dubay, of T F Moran, Inc., presented the proposal for 24 units of affordable elderly housing, located behind the wall on Searles Road. The plan depicted traffic flow on the site, the curb cut for access, septic area and well location. The parking meets all requirements and discussion followed on the power supply.

Mrs. Crisler requested a design review of the project and Mr. Dubay reviewed the exterior architectural plans. The plans depicted two 12 unit areas with a community area connecting them.

Mr. Wilder questioned the slope and cut into the hillside. Treatments will be used for erosion control. The hillside contains 13' of ledge and 5' of glacial material.

Mr. Morris questioned the grade of the driveway. The grade is 10% and meets all requirements. There will be 35 parking spaces. Mr. Wilder suggested the utilities be buried from the outside of the wall and Mr. Dubay explained the possibility of ledge and he would work with Public Service. The facility will be managed by a management company. Mr. Dubay did not for see any expansion. There will be two fully handicap accessible units and the other units would be somewhat handicap accessible.

Mr. Goldstein read a letter from Mr. & Mrs. Arrigo, of 74 Governor Dinsmore Road, opposed to the facility due to additional traffic. Discussion followed on the access point on Searles Road. Ms. Stoller suggested the access point be flagged for Board members to view.

Mrs. Dunn motioned to continue the subdivision and site plan to November 3, 1999 and request the engineer flag the wall to view. Ms. Stoller seconded. The Board discussed other issues and Mr. Turner will contact the Historic District Commission for comments. Ms. Stoller motioned to move the question and Mr. Morris seconded. Passed 7-0. The main motion passed 5-2 (R. Wilder, K. Goldstein opposed as they were in favor of the location of the entrance).

MOUNTAIN HOMES SUBDIVISION (22-R-100/300) - PUBLIC HEARING

147 Range Road

This proposal was for 14 lots and Mr. Turner recommended acceptance for public hearing. Mr. Wilder motioned to accept for public hearing and Mrs. Dunn seconded. Passed 7-0.

Mr. Turner reviewed the presented plan location and this subdivision would create 13 new lots with 1 existing lot. The new road would be 2,200' and end in a temporary cul-de-sac. A waiver was requested for right of way radius. Two areas have 2:1 slopes and will have guardrails. The block length requirements necessitate a paper street into adjacent land and Mr. Turner felt this was the best placement of the right of way.

Discussion followed on the W.W.P.D. found on lot 307 and staff recommended an exaction fee of \$2,000.00 per lot for improvements to the intersection of Langdon Road and Range

Road. Mr. Turner presented the CIP report showing the money may not be available this year and the development would be scattered and premature until the improvements were complete. The intersection is 1,700 feet away from this subdivision. If the money is not available the town shouldn't approve any subdivisions in this area. Mr. Goldstein asked whether this was discussed with the applicant and Mr. Turner has made the engineer aware of his recommendations and the engineer said he would pass the information on to his client. Discussion followed on the improvements to the intersection and the cost of the drainage improvements on Range Road. The Board discussed the scheduling of the intersection improvements at Langdon Road and Range Road. Mrs. Dunn did not agree this development was related to the problem at the intersection of Langdon and Range Roads. Mrs. Crisler disagreed with Mrs. Dunn and thought this would greatly increase traffic and the development was premature until the intersection improvements were completed.

Mr. Turner explained the cost of the improvements and the possibility of it being a spring project if the money was raised. Mr. Turner further explained the off site improvements done by various developments along Range Road. Discussion followed on the cost per lot and the use of the formula in the Windham Subdivision Regulations.

Kurt Meisner, of Meisner Brem Corporation, reviewed the proposed new road and the DOT access permit with additional drainage improvements along Range Road in the vicinity of this subdivision.

Mrs. Crisler questioned approving the subdivision with an unsafe area at Langdon Road and if the developer was willing to wait two years before the town could raise the money or would the developer be willing to pay an exaction to fix the intersection. Mr. Meisner explained this would be rescinding property rights for two years and the right to access Range Road. He did not see a direct connection between this subdivision and the problem intersection. Discussion followed on traffic impact.

Mr. Wilder questioned the W.W.P.D. delineation and suggested an independent study be done especially lots 304 and 305. Mr. Wilder disagreed with Jim Gove's depiction of the area. Mr. Goldstein read the comments from the Conservation Commission, the Fire Department and the Historic District Commission.

Mr. Thomas Case discussed the formula for exaction and questioned the impact of Griffin park in the intersection in question. Mrs. Evjy expressed opposition to the subdivision due to line of sight, traffic, drainage and trails. Mr. Dick Wheeler, objected to the subdivision due to the dangerous roadway. Mr. Evjy was opposed due to the lack of right of way radius and further development of this area would share this access point.

Mr. Morris motioned to stay past 11:00 P.M. to hear the last item on the agenda and Ms. Stoller seconded. Passed 7-0.

Mr. Wilder motioned to continue the public hearing to November 17, 1999, have an independent study of the W.W.P.D. done, input from the Police Department and a full buildout of the back land for traffic impact. Ms. Stoller seconded and passed 7-0.

COISH SUBDIVISION (16-L-400 & 21-U-202A) - PUBLIC DISCUSSION

5 Lowell Road and Ministerial Road

Mr. Turner reviewed the proposed subdivision of two (2) existing lots and two (2) new lots. The applicant will be appealing the Aquifer Protection district delineation. Mrs. Dunn motioned to send the plan out for review by the Conservation Commission, Police and Fire, Historic District Commission and the Road Agent. Ms. Stoller seconded and Passed 7-0.

Meeting adjourned 11:30 P.M.

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