



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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**Draft Planning Board Site Walk Minutes
September 8, 2012**

Board Members:

Margaret Crisler, Chairman – Present

Ruth-Ellen Post, Vice Chairman– Present

Vanessa Nysten, Alternate Member

Others Present:

Joe Maynard, Benchmark Engineering (Applicant's Representative)

Tom Murray, Murray Properties (Applicant)

Jim Finn, Conservation Commission

Wayne Morris, Conservation Commission

Norm Babineau, Abutter

Site walk took place at 183 Rockingham Road (3-B-625) in connection with **Case #2012-25 Preliminary/Final Major Site Plan & WSPD Special Permit Application.**

Chairman Crisler opened the meeting at 8:15 a.m. The following items were discussed:

- Mr. Maynard reported that he'd met very recently with Chiefs of Police and Fire and that they are satisfied with the plan as shown, asking only that trees along Route 28 be removed for good line of site from driveway.
- Those present stood at the proposed curb cut for driveway on Route 28 and examined the line of site from that point.
- Location of detention pond on neighboring town-owned land was identified; Mr. Maynard reported that it will hold water only when it rains and will be mostly dry at other times.
- Approximate location of two underground catch basins to be put in the parking lot area was identified; these will drain into the detention pond. Also, trees and brush currently covering the detention pond will be removed, further improving line of site from driveway.
- Wayne Morris asked who will maintain the detention pond including mowing and periodically cleaning out the basin – especially since it is located on town land. He suggested a note be added to the plan and/or that it be made a condition of approval that “the property owner will be responsible for yearly maintenance to the detention pond.” Board members thanked Mr. Morris for this suggestion.
- The use of permeable material for the parking area was discussed and described as especially problematic during periods of icing in winter.

- Ledge exists from the rear of proposed parking area and north; blasting uphill area will likely be required in the area where the building will be located.
- Concern was expressed about a “sea of asphalt” being created by the large, single area of parking. Applicant indicated he was amenable to seeking reduced number of paved spaces via waiver and leaving certain areas (such as over proposed septic system and the area to the west near the WWPD) for unpaved overflow parking.
- Concern was expressed about access to and egress from the rear of the building, such as in emergencies. Applicant stated that all building and safety code requirements are being met or exceeded with front and side exits, and that the Police and Fire Departments had no concerns about it.
- Applicant discussed visual features of the building; going for an “old country look” in the spirit of traditional Windham buildings, to include, for example, the use of “Hardy Plank” on the exterior for a wood appearance.
- Applicant discussed extensive use of solar and geothermal systems for efficient energy use.
- Old, existing curb cuts will be removed.
- Access by foot from the proposed recreation area nearby was discussed; existing old road might be upgraded for possible use as a walking path in case a coffee shop or restaurant was developed.
- Applicant noted that they also have an easement on the property just to the north of this site for drainage, wells, septic, and similar needs as may be required.

Chairman Crisler closed the meeting at 9:10 a.m.

Respectfully submitted,

Ruth-Ellen Post, Vice Chair