



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### **Planning Board Approved Minutes Wednesday, January 21, 2015 7pm @ Community Development Department**

#### **Board Members:**

Kristi St. Laurent, Chairman – Present  
Alan Carpenter, Vice Chair – Present  
Paul Gosselin, Member – Present  
Pam Skinner, Member – Present  
Margaret Crisler, Member – Present  
Vanessa Nysten, Member – Present

Bruce Breton, Selectman – Excused  
Joel Desilets, Selectman Alternate – Excused  
Steve Bookless, Alternate – Excused  
Jim Fricchione, Alternate – Excused  
David Oliver, Alternate – Excused  
Kathleen DiFruscia, Alternate – Present

#### **Staff:**

Elizabeth Wood, Community Planner

Town Attorney Present: Bernie Campbell

Chairman St. Laurent called the meeting to order promptly at 7:00PM, followed by the salute to the flag.

The Board and Attorney Campbell proceeded to review all of the proposed zoning amendments and vote to move them to the ballot or not.

**A motion to open the public hearing was made by Ms. Skinner, seconded by Mr. Gosselin. Passed 6-0.**

It was noted that this is the last public hearing on these amendments and that no substantive changes could be made. The Board's options were to move it to warrant or chose not to put it on the ballot for March 2015 Town Meeting.

The first item to be reviewed was the Housing for Older Persons. Vice Chair Carpenter read into the record the public hearing notice for the proposed zoning amendments to Section 610 (Housing for Older persons). After some discussion by the Board, Chairman St. Laurent opened the meeting to the public for their comments. Speakers were Ashley B. Scott, Karl Dubay, Bill LeTourneau, Ed Crean, and Donna Gauthier. Mr. Crean provided the Board with a reprint from the Federal Reserve website entitled "Age-Restricted Housing in New England" by Peter Francese. Although there was criticism of some of the elements in the proposed amendments, no one spoke against forwarding these amendments to the ballot.

Chairman St. Laurent read a letter into the record from Will Wickham, President of the Lakeview Farms homeowners association, asking that the Board look at lowering the age requirement for

secondary residents from 55 to 50.

Attorney Campbell recommended a minor change in the definition of “adaptable”. The Board discussed it and agreed to the change, having Mr. Campbell's assurance that it was minor.

**Mr. Carpenter made a motion, seconded by Mr. Gosselin, to move the existing language to warrant as Amendment # 8 with the Board's recommendation as written with the minor change of substituting Attorney Campbell's definition of “adaptable” (with the elimination of the word “finished” in the last line) for the language in section 610.2.6. Motion passed 6-0.**

The Board proceeded to proposed Amendment # 1, Section 707 relative to Excavation of Earth Materials.

**Motion by Mr. Gosselin, seconded by Mrs. Crisler to move this amendment to warrant as written with the Planning Board's recommendation. Motion passed 6-0.**

Mr. Carpenter and Mrs. Nysten recused themselves for Amendment # 2. Chairman St. Laurent seated Mrs. DiFruscia for Mrs. Nysten.

Amendment # 2: Relative to Personal Wireless Service Facilities.

**Motion by Mr. Gosselin, seconded by Ms. Skinner, to move these amendments to warrant with the Planning Board's recommendation as written with the minor change correcting a clerical error which inadvertently omitted “TV station” as an allowed use and reinserting it. Motion passed 5-0**

Mr. Carpenter and Mrs. Nysten returned to the Board.

Amendment # 3: Amend the provisions of the Windham Zoning Ordinance which relate to religious uses:

The Board discussed the title of this amendment and added the words “and assembly” after religious

**Motion by Mr. Gosselin, seconded by Ms. Skinner to move these amendments to warrant as written with the Planning Board's recommendation. Motion passed 6-0**

Amendment #4: Amend the provisions of the Windham Zoning Ordinance in Section 611.6.4.3.2 relating to the required minimum frontage on the Open Space Residential Overlay District by deleting the same and replacing it.

**Motion by Mr. Gosselin, seconded by Mr. Carpenter to move this amendment to warrant as written with the Planning Board's recommendation. Motion passed 6-0.**

Amendment # 5: Amend the provisions of the Windham Zoning Ordinance with respect to it's definition of “impervious surface”.

**Motion by Mr. Gosselin, seconded by Mr. Carpenter to move these amendments to the warrant with the Planning Board's recommendation as written with the correction of a typographical error “crushed” for “crusted”. Motion passed 6-0.**

Amendment #6: Amend provisions of Section 706 of the Windham Zoning Ordinance regarding temporary signs:

**Motion by Mr. Carpenter, seconded by Mr. Gosselin, to move these amendments to the warrant with the Planning Board's recommendation as written with the correction of the following typographical errors: reinsert the words “Individual property owners may place” at the beginning of Section 706.7.9 and also reinsert “; or if any written violation notice has been issued and the violation has not been corrected” in the last line of Section 706.6.2.7.1; eliminate the capital “o” in organization and replacing it with a lower case 'o”, remove the “or meeting” in Section 706.7.9 in the second to last sentence; and include Attorney Campbell's numbering changes. Motion passed 6-0**

Amendment #7: Amend provisions of Section 706 of the Windham Zoning Ordinance to add provisions for Farm Signs.

**Motion by Mr. Gosselin, seconded by Ms. Skinner to move these amendments to the warrant with the Planning Board's recommendation as written with the addition of the words “from the Community Development Department” at the end of the second to last sentence. Motion passed 6-0**

Amendment # 9: Amend the provisions of the Windham Zoning Ordinance in Section 602.1.6.9 relative to Home Occupations by deleting the existing language and replacing it.

**Motion by Mr. Gosselin, seconded by Ms. Skinner to move this amendment to the warrant as written with the Planning Board's recommendation. Motion passed 6-0**

Amendment # 10: Amend the provisions of the Windham Zoning Ordinance relative to the Wetland and Watershed Protection District and Vernal Pools by adding new language relating to the identification and marking of such areas.

**Motion by Mr. Carpenter, seconded by Mr. Gosselin to move these amendments to the warrant with the Planning Board's recommendation as written with the following minor corrections: In section 716.4 remove the second title noted as 716.4.1 as it is redundant; in sections i through iv change WWPDP to Vernal pool buffer. Motion passed 6-0**

Amendment #11: Amend the provisions of the Windham Zoning Ordinance relating to Open Space and Landscaping requirements by deleted Sections 705.1 and 705.1.1 and replacing them.

**Motion by Mr. Carpenter, seconded by Mr. Gosselin to move these amendments to the warrant with the Planning Board's recommendation as written with the following clerical errors corrected: Section 705.1 a) change the word “Lot” for “A lot”, the word “are” for**

**“is”, the word “one” for “a” and eliminate the word “units”; in Section 705.1 b) add a comma after the word “regulations”, and insert the word “in” between “or” and “site”; in Section 705.1.1.2 eliminate the quotation marks around the word “hardscape”. Motion passed 6-0**

Amendment # 12: Amend the provisions of the Windham Zoning Ordinance making edits to grammar and language.

**Motion by Mr. Gosselin, seconded by Mr. Carpenter to move these amendments to warrant as written with the Planning Board's recommendation. Motion passed 6-0**

The Board then discussed writing articles for local papers explaining the proposed Amendments and assigned responsibilities to various members.

The Board then discussed the Master Plan process and assigned chapters to both Board members and members of the public. Mr. Ed Crean, Mr. Wayne Morris, and Mr. Doug Roberts were present and are participating in this project.

The Board moved on to Minutes. A motion was made by Mr. Carpenter to reconsider the minutes of 5 November 2014, seconded by Mr. Gosselin. Motion passed 6-0. Motion by Mr. Carpenter, seconded by Mr. Gosselin, to amend these minutes by clarifying that all public hearing items were continued to date and time certain, not just one and to change the word “absent” to “excused” for those members not present at the 5 Nov. meeting.

**A motion was made by Mr. Gosselin seconded by Ms. Skinner to approve the minutes of 12 November as written. Motion passed 6-0. Motion by Mr. Gosselin seconded by Ms. Skinner to approve the minutes of 19 November as written. Motion passed 6-0**

**Motion to adjourn by Mr. Gosselin, seconded by Ms. Skinner, Motion passed 6-0 Meeting adjourned at 10:40PM**

**These Draft minutes respectfully submitted by Margaret Crisler, Planning Board Member**