

Planning Board

Minutes of December 19, 2002

ROLL CALL:

Ross McLeod, Chairman – Present Wayne Morris, Vice Chairman – Present

Lee Maloney, Secretary – Present Roger Hohenberger, Selectmen Member – Present

Walter Kolodziej, Regular Member – Excused Lisa Linowes, Regular Member – Present

Russ Wilder, Regular Member – Present Roy Dennehy, Alternate – Excused

Nancy Prendergast, Alternate – Present Alan Carpenter, Selectmen Alternate – Excused

Mr. McLeod opened the meeting at 7:00 pm. Ms. Prendergast replaced Mr. Kolodziej.

PUBLIC HEARING:

Planning Board Zoning Amendments Continued

Mr. McLeod review the previous meeting. Amendment #3 – Mr. Turner reviewed the Open Space Residential Overlay District amendments. The Board discussed calculations. Mr. Tom Case discussed wording. Mr. Sam Nassar discussed the newspaper notice. *Mr. Wilder joined the Board.* Mr. Hohenberger made a motion to move Amendment #3 as amended to the second public hearing on January 15 at 8:00 pm. Seconded by Ms. Prendergast. Passed 5-0. *Ms. Linowes and Mr. Morris joined the Board.*

Amendment #4 – Mr. Pat Schena, Historic District Commission Chairman, discussed the Historic District amendment. The Board discussed bylaws, effective date, separate document, and ordinance vs. regulation. Mr. Case discussed appeals. Discussion continued regarding colors and subjective items. Mr. Karl Dubay spoke in favor of the guidelines for landscape items and not in favor of color chips. Mr. Kurt Freeman, 76 Castle Hill Road, Presbyterian Church Renovation Committee Chairman, discussed siding and their project. Discussion ensued regarding too restrictive, sending back to HDC, site plans, compliance, and synthetic siding. Mr. Hohenberger made a motion to bring the amendment to the January 15 meeting at 8:00 and to omit section 3, renumber, and codify it into the zoning ordinance. Ms. Linowes seconded. It was stated that the Board would like section 5 to be a regulation. Passed 7-0.

Amendment #5 – Mr. Warren and Mr. Turner discussed the Historic District zone in the vicinity of the Windham Depot. Discussion ensued regarding buildings and land involved, uses, trails, and rail line. Mr. Case asked about grants and state-owned buildings and needing another type of districts to restrict uses. Discussion ensued regarding grants and historic district. Mr. Schena stated this is making a public statement regarding this area. Mr. Mark

Samsel spoke in support of the amendment. Mr. Wilder made a motion to recommend #5 to Warrant with Planning Board approval. Seconded by Mr. Morris. Passed 7-0.

Sign Regulations – Mr. McLeod reviewed the ordinance. Discussion ensued regarding variances, districts, sign locations and size. Mr. Case discussed wording, definitions, and districts. Discussion continued regarding illumination, and complex signs. Mr. Dubay discussed farm signs and non-conforming signs. Mr. Case discussed the Board not needing to recommend their own amendment. Mr. Nassar stated this regulation would make some signs non-conforming. Discussion ensued regarding wording, sign heights, façade sign, site plan review, and planning board sign review. Mr. Hohenberger made a motion to send the sign regulations as amended to the January 15 meeting at 8:00 pm. Mr. Morris seconded. Passed 7-0.

Mr. Turner stated two citizen petitions have been received. Mr. McLeod read the petitions. Ms. Prendergast made a motion to move citizen petitions #3 and #4 to the January 15 meeting at 8:00 pm. Ms. Maloney seconded. Passed 7-0.

Mr. Turner discussed an amendment to enforce state building code for a one-year period as recommended by Attorney Campbell. Mr. Morris made a motion to move to the January 15 meeting. Ms. Maloney seconded. Passed 7-0.

Mr. Hohenberger made a motion to adjourn. Mr. Morris seconded. Passed 7-0. Adjourned 10:30 pm.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted, Nancy Charland