

**PLANNING BOARD
WORKSHOP MINUTES
AUGUST 13, 2003**

ROLL CALL:

Ross McLeod, Chairman – Present	Wayne Morris, Vice Chairman – Excused
Lee Maloney, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Nancy Prendergast, Regular Member – Present	Pamela Skinner, Regular Member – Present
John Barry, Alternate – Excused	Chris Doyle, Selectmen – Excused
Roy Dennehy, Regular Member – Present	Bruce Breton, Selectmen Alternate – Excused

OTHER ATTENDEES:

Al Turner and Walter Warren – Planning & Development Office

Mr. McLeod opened the meeting at 7:30pm. Mr. Dennehy replaced Mr. Morris.

MINUTES:

- *Motion by Mrs. Prendergast to approve the August 6, 2003 meeting minutes as amended, seconded by Mr. Dennehy. Approved 4:0:1; Mr. McLeod abstained.*

ROAD BONDS:

- Rosewood Estates: discussion about Beacon Hill Road striping.

CORRESPONDENCE:

- Letter from Christopher Lawson, Mesiti Construction, requesting a road name change for Jenny Hill Road from the roundabout, northerly to its terminus. Name requested to be Ironwood Way.

Motion by Mr. Dennehy to approve the road name change to Ironwood Road, subject to concurrence of Police, Fire, and Highway Safety. Seconded by Ms. Skinner. Approved 5:0.

Mr. Kolodziej was seated.

OLD/NEW BUSINESS:

- CIP to hold meetings at the Planning and Development Dept. on the first and third Thursdays.
- CIP request from the Planning and Development Department for Master Plan funding in 2004, in the amount of \$100K.
- School bus using McDonald's; approved site plan; staff to investigate.
- Workshop with the ZBA on August 27th.
- Conservation Commission public hearing on land purchase: 84 acres off of Osgood Rd; Aug 14th.

Mr. Doyle and Mr. Breton were seated.

PROPOSED ZONING AMENDMENTS:

Elderly Housing

Board discussion: FFHA; enforcement; ages; “12 items”; ZBA; densities.

Mr. Morris was seated.

Further discussion: affordability; 25-and-under housing.

Tom Case, 8 Simpson Road: 55 and over makes sense; do that instead of 62 and over.

**Town of Windham
New Hampshire**

Further discussion: consensus to proceed with 55 and over instead of 62 and over; terminology; application of 6% cap.

Temporary Signs

Board discussion: events; enforcement; no truck-mounted signs; size; intent; duration; fines and penalties; physical characteristics.

Rezoning Along Route 111

- Chase property: highest and best use of land; particular zoning; site walk pros and cons; staff to contact the landowner.
- Route 111 stub (future): 16 years in the future; no action.
- Waterhouse Country Store-area (southwest): currently NBD; no action.

Vernal Pools

Board discussion: increase 25-foot buffer to 50 feet; staff to draft language for further discussion.

Motion to adjourn by Mr. Doyle; seconded by Mr. Kolodziej. Approved 7:0. Meeting adjourned at 9:15 pm.

These minutes are in draft form and have not yet been reviewed and approved.
Respectfully submitted, Ross McLeod.