

**PLANNING BOARD MINUTES
OCTOBER 22, 2003**

ROLL CALL:

Ross McLeod, Chairman – Present
Lee Maloney, Secretary – Present
Nancy Prendergast, Regular Member – Present
Roy Dennehy, Alternate – Excused
Chris Doyle, Selectmen Member – Excused

Wayne Morris, Vice Chairman – Present
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Present
Phil LoChiatto, Alternate – Present
Bruce Breton, Selectmen Alternate – Present

Invited Guests:

Roger Hohenberger – Board of Selectmen
Marcia Unger – School Department
Karl Dubay – Citizen

Mr. Morris opened the meeting at 7:30 pm.

PUBLIC MATTERS:

Impact Fees:

Mr. Hohenberger provided the Board with an extensive report entitled “Procedure for the Computation of Impact Fees for the Windham Public School District – Revision Year 2003” compiled by Roger Hohenberger and Marcia Unger. Mr. Hohenberger led the discussion on the purpose, computation methodology, and effects of new development in Windham, and application of impact fees collected against a bond issue.

Ms. Unger led discussion on current student enrollments, the history of impact fee dollars collected during the six year period 1998 – 2003 and the number of homes contributing toward impact fees for the same 6 year period. Although new homes are being built, enrollment numbers have not increased since '99.

Discussion ensued regarding bonds and expiration dates with two large muni bonds expiring in 2009.

The Board also discussed the possibility of an impact fee exemption for elderly.

Zoning Amendments:

Elderly Housing: The Board discussed the current ordinance and agreed with suggested changes from Staff regarding the following sections:

610.2.1 (age); 610.2.2 (use); 610.6.1.1 (development standards); 610.8.1 (approval criteria); 610.9.3.1 (assurances).

Public School Impact Fees: The Board discussed the current ordinance and agreed with suggested changes from Staff regarding the following sections; 715.2.3 (school capital facilities); 715.3.3 & 715.3.5 (fee imposition); 715.5.1 (administration of collected funds); 715.6 (refunds); and 715.9 (assessment and schedule).

Vernal Pools: The Board discussed the current setback requirements of 25’ and increasing the setback requirement to 50’. Staff will review the most recent pertinent court case to support the change

Signs: The Board discussed the current ordinance and agreed with suggested changes from Staff regarding the following sections; 706 (definitions); 760.5.9 (remove word “temporary”); 706.5.14 (location and dimensions of temporary signs).

WWPD: Mr. Dubay provided the Board with an overview of a proposed addition of 601.6 to the WWPD ordinance that would allow responsible development in certain WWPD areas of the commercial zones and the necessity for a very high order of design. The Board suggested a meeting with, and input from, the Conservation Commission and the Cobbett’s Pond Association. A workshop will be tentatively scheduled on 10/29/03 to discuss the additions to the ordinance.

Lowell Road Bike Lanes: The Board discussed responses to NH DOT's request for information dated 9/24/03 regarding Lowell Road Bike Lanes.

Mr. Kolodziej motion to adjourn. Ms. Prendergast seconded. Passed 7-0.

Meeting adjourned at 10:00 pm.

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

Respectfully submitted, Lee Maloney, Secretary Windham Planning Board