

**PLANNING BOARD MINUTES
NOVEMBER 5, 2003**

ROLL CALL:

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

Mr. McLeod opened the meeting at 7:30 pm. Mr. Dennehy and Mr. LoChiatto replaced Ms. Prendergast and Ms. Maloney.

MINUTES:

Mr. Doyle motioned to accept the minutes of October 15, 2003. Mr. Kolodziej seconded. Passed 6-0.

BONDS:

- Squire Armour Road, final release \$26,760. Ms. Kolodziej motioned to release. Mr. Doyle seconded. Passed 6-0. *Mr. Morris joined the Board.*
- Hawthorne and Chestnut Road, final release \$41,428. Mr. Doyle motioned to release. Ms. Skinner seconded. Passed 7-0;

OLD/NEW BUSINESS:

The Board discussed Rail-to-Trail Grant endorsement to be on next week's agenda, Thanksgiving week meeting, ordinances on next week's meeting, and U Lowell field hockey tournament.

PUBLIC HEARINGS:

Mesiti/Castle Reach Special Permit (7-A-691) – Public Hearing

Off Jenny's Hill Road

Mr. Warren discussed the application and stated the file is complete and recommends it for public hearing. Mr. Doyle motioned to accept for public hearing. Mr. Dennehy seconded. Passed 7-0.

Mr. Warren discussed a gravel access drive, location, wells, community well service, and staff recommendations. Discussion ensued regarding the Conservation Commission review.

Mr. Mike Gospadarek, Herbert Associates, discussed the community well vs. individual wells. Discussion ensued regarding fire hydrants, water mains, original approval, public process, and procedures.

Public comment began with Mr. Ken Grandstaff, Mesiti Development, discussed wells, development of the land, and using a community well system. Discussion ensued regarding wells, community well vs. individual well, amended permit, and Mr. Bruce Lewis at the next meeting. Mr. Kolodziej motioned to continue to November 19. Mr. Doyle seconded. Passed 7-0.

Windham Animal Hospital Expansion (8-B-4400) – Public Hearing

176 Rockingham Road

Mr. Warren discussed the expansion of the current Windham Animal Hospital building. The application is complete and recommended for public hearing. Mr. Doyle motioned to accept for public hearing. Mr. Dennehy seconded. Passed 7-0.

Mr. Warren continued regarding the expansion, pavement, shed and dumpster, parking spaces, sign, and staff recommendations. Mr. McLeod read the department comments. Discussion ensued regarding road access. Mr. Timothy Butterfield, owner, discussed hazardous and medical waste.

Public comment began with Ms. Lynn Pearson, dog is patient, and spoke in favor of the expansion. Board discussion ensued regarding the sign, downward-shielded lighting, and pavement.

Mr. Morris motioned to approve the expansion with the following conditions: 1) A note should be added to the plan indicating that the Aquifer Protection District ordinance prohibits the use of salt on parking areas within the district. Ms. Skinner seconded. Passed 7-0.

Mr. Doyle motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned 8:40 pm.

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

Respectfully submitted, Nancy Charland