

**PLANNING BOARD MINUTES
DECEMBER 10, 2003**

ROLL CALL:

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

OTHER ATTENDEES:

Al Turner – Director of Planning & Development
Suzanne Jortberg, Jack Merchant, Marcia Unger, Roger Hohenberger – CIP Subcommittee Members

Mr. McLeod opened the meeting at 7:30 pm. Mr. Dennehy was seated for Mrs. Prendergast, and Mr. LoChiatto was seated for Mr. Kolodziej.

MINUTES:

- *Motion by Ms. Maloney to approve the November 19, 2003 meeting minutes; seconded by Mr. Dennehy. Approved 5:0:1; Ms. Skinner abstained.*
- *Motion by Mr. Dennehy to approve the December 3, 2003 meeting minutes; seconded by Ms. Maloney. Approved 4:0:2; Ms. Skinner and Mr. LoChiatto abstained.*

ROAD BONDS:

- Acceptance of Lamplighter Village site bond. Discussion. Will revisit later this meeting.
- *Motion by Mr. Dennehy to accept a site bond in the amount of \$32,745 for Squire Armour Road extension; Project Owner: Mase Construction. Seconded by Mr. Morris. Approved 6:0.*
- *Motion by Mr. Morris to request staff to explore the possibility with the contractor of going to metal-backed wooden guardrails (Squire Armour Road extension). Seconded by Ms. Skinner. Approved 6:0.*
- Dunreaven Road. Request from BOS to lower the bond release. Discussion: no suggestions or guidance provided from BOS; conditions; resubmit to BOS with staff's itemization.

CORRESPONDENCE:

- Zoning Bulletins.
- Town of Derry – Planning Board agenda.
- Citizen's petition from Deborah MacKenzie to convert 2 lots (between Braemar Woods and Waterhouse Country Store, on the corner of Routes 111 and 128) from Rural to NBD. To be posted for Public Hearing.
- Citizen's petition to convert the ZBA to an appointed board (not within the Planning Board's purview).
- Letter from Conservation Commission to discuss Pine Hill Road with the Planning Board. Discussion: Butterfield Estates is before the board; discussion of Planning Board agenda item outside of the Planning Board Public Discussion/Hearing process; decline the invitation.

ROAD BONDS (continued):

**Town of Windham
New Hampshire**

- *Motion by Mr. Morris to accept a site bond in the amount of \$63,274.20 for Lamplighter Village; Project Owner: Dunlap Woods Development Corporation. Seconded by Ms. Maloney. Approved 6:0.*

CIP:

Discussion led by Lee Maloney, CIP Chairman: background; cost of requests submitted by departments; project classifications and process; available funds and the calculation method; existing fiscal commitments; spreadsheet.

Tom Case, 8 Simpson Road: procedural question.

Motion by Mr. Dennehy to adopt the CIP draft as this year's official CIP, forward it to the Selectmen with our recommendation, and endorse its use in their planning process. Seconded by Mr. Morris. Approved 6:0.

Recess.

OLD/NEW BUSINESS:

- Board to meet with Taintor & Associates on December 16 to review the proposed contract.
- Staff to talk with Dave Sullivan concerning the Selectmen, the Master Plan, and any questions or concerns they may have; invite them to our meeting.
- Clark property update: no board action to be taken.

Mr. Breton was seated.

PROPOSED REZONING:

Lot 16-D-2000, Rural to VCD

Discussion: topography; Route 111 reconstruction; highest and best use; connection to Post Office; loop road; mixed use; elderly housing; Wall Street; Cobbett's Pond.

Russ Wilder, 2 Birchwood Road: overall view of uses for this and adjoining parcels; water treatment; planning; other rezonings.

Tom Case, 8 Simpson Road: original intent of VCD; setbacks.

Discussion: curb cuts; access; best use of the land; Master plan update timing; supermarket; continue to Tuesday, December 16th after the Taintor/Master Plan discussion.

Motion by Mr. Dennehy to change the zoning for this parcel (16-D-2000) from Rural to VCD, subject to: 1) state of the art drainage requirements; 2) parcel to have an access road from the Post Office; 3) limit access along Route 111 to one point. Seconded by Mr. LoChiatto. Approved 7:0.

OLD/NEW BUSINESS:

- Interviews getting underway for an Assistant Planner.
- Staff will advertise for a Building Inspector.

Motion to adjourn by Ms. Maloney; seconded by Ms. Skinner. Approved 7:0. Meeting adjourned 10:05 pm.

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