

**PLANNING BOARD MINUTES
FEBRUARY 4, 2004**

ROLL CALL:

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

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

MINUTES:

- Ms. Prendergast motioned to approve the January 21 minutes. Mr. Breton seconded. Passed 7-0.

BONDS:

- Candlewood Road, increase \$8,473.12, and retain \$34,692. Mr. Morris motioned to approve the increase. Ms. Prendergast seconded. Passed 7-0;
- Lamplighter Site #2, new bond for \$14,482.30. Mr. Breton motioned to accept. Ms. Prendergast seconded. Passed 7-0;
- Seavey Road, release \$51,500.40 and retain \$17,559. Mr. Breton motioned to approve the reduction. Ms. Skinner seconded. Passed 7-0;
- Windham Meadows I, new bond for \$45,906. Mr. Breton motioned to accept. Ms. Prendergast seconded. Passed 7-0;
- Lot 546 Partridge Road, final release \$1,000. Mr. Morris motioned to release. Mr. Kolodziej seconded. Passed 7-0.

CORRESPONDENCE:

- Sustainable Communities conference advertisement for July 2004;
- Letter to Rockingham Planning Commission from the Mangans and Samsels;

Ms. Prendergast discussed a meeting with the DOT.

- Letter to Gov Benson from Selectman Galen Stearns regarding Exit 3 layout and mitigation;
- Letter from Attorney Campbell regarding ballot summaries.

OLD/NEW BUSINESS:

Ms. Rebecca Way, new assistant planner, introduced herself to the Board. Board discussed the two open seats on the Planning Board, CIP narratives and spreadsheets are on the website, Boston Globe article regarding real estate mortgage affordability, smart growth incentives, SB95 housing bill, Mr. Turner to consult Attorney Campbell regarding the legal interpretation of abutter, and Mr. Peter Zohdi, Herbert Associates, discussed condo documents.

Mr. McLeod read a letter from Herbert Associates regarding postponing the Windham Meadows II. Mr. Zohdi agreed to push the clock up two weeks. Discussion ensued regarding a site visit to the Hampton site. Mr. Breton motioned to grant the postponement. Mr. Kolodziej seconded. Passed 7-0.

Mr. Kolodziej discussed whether Mr. Turner sent a letter to Attorney Campbell regarding his question.

PUBLIC HEARINGS:

Castle Reach Guardrail – Public Discussion

Mr. Turner discussed the Castle Reach Phase II was approved with wooden guardrails, the applicant wants to install newly-approved State of NH rustic guardrails, Board's options, and guardrails blend in with environment. The Board discussed with Mr. Zohdi the approved guardrails are steel-backed wooden, safety, life-span, maintenance, guardrails, cost consideration, replacement, and color. No public comment. Discussion continued regarding public hearing vs. minor change, aesthetics, and no building permits until the guardrails are installed.

Mr. LoChiatto motioned the guardrail change is as a minor change and recommends it based on the facts presented. Ms. Prendergast seconded. Discussion ensued. Passed 6-1. Mr. Kolodziej opposed.

Mr. Doyle replaced Mr. Breton.

Bowes Site Plan (11-A-240) – Public Discussion

1 Lexington Road

Mr. Turner discussed the location. Mr. Tony Bassos, Hayner/Swanson Inc., discussed items to be sold. *Mr. Kolodziej recused himself and Mr. Dennehy replaced him.* Mr. Turner continued regarding acreage, building size, entrance, security gate, screening, fence, and treatment area. Discussion ensued regarding retail vs. wholesale, and entrance location.

Mr. Basso discussed land contours, open to the public but the bulk of business is for landscapers, seasonal business, site impact, and traffic congestion. No public comment. Mr. Basso continued regarding evaluating site distance, showed wood framed building drawings, limited parking, couple of employees, septic location, landscape berm with plantings and fence, wall lighting only for security, outdoor display on porch, and equipment stored inside the building. Discussion ensued regarding landscaping plan, materials to be sold, and trucks. Mr. Jerry Bowes, owner, discussed equipment storage. Board discussion continued regarding equipment parking, equipment using the site, Lexington Road width, fence, no truck maintenance on-site, off-site improvements, parking, turning radius, parking, storage runoff control, back area to be gravel, parking lot delineation, entrance from Ledge Road, and architectural design, Mr. Bowes will bring in photos of the building from Hudson, signage, maintaining vegetation, and colors scheme.

The Board discussed sending the plan out to Highway Safety Committee, fire department, police department, Conservation Commission, Historic District Commission, transfer station, highway agent, Mr. Turner will review existing traffic study, independent review of drainage study by Keach-Nordstrom, air and water concerns.

Discussion ensued regarding the All-Cell strobe light, tanning salon banner sign, Windham Restaurant lights, Raulston Road business lighting, deliberative session on Saturday 9am, and school deliberative session on Friday evening.

Mr. Morris motioned to adjourn. Mr. LoChiatto seconded. Passed 7-0. Meeting adjourned 9:30 pm.

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

Respectfully submitted, Nancy Charland