

**PLANNING BOARD  
WORKSHOP MINUTES  
MARCH 31, 2004**

**ROLL CALL:**

Lee Maloney, Chairman – Present  
Ross McLeod, Secretary – Present  
Pamela Skinner, Regular Member – Present  
Phil LoChiatto, Alternate – Excused

Nancy Prendergast, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Excused  
Roy Dennehy, Regular Member – Present  
Bruce Breton, Selectmen – Present  
Chris Doyle, Selectmen Alternate – Present

**OTHER ATTENDEES:**

Al Turner and Rebecca Way – Planning & Development Office

*Ms. Maloney opened the meeting at 7:35 pm.*

**MINUTES:**

- *Motion by Mrs. Prendergast to approve September 11, 2002 meeting minutes, seconded by Mr. McLeod. Approved 6:0.*
- *Motion by Mrs. Prendergast to approve November 13, 2002 meeting minutes, seconded by Mr. McLeod. Approved 4:0:2; Ms. Skinner and Mr. Breton abstained.*
- *Motion by Mr. Dennehy to approve March 24, 2004 meeting minutes, seconded by Mr. McLeod. Approved 6:0.*

**ROAD BONDS:**

- *Motion by Ms. Skinner to accept a site bond in the amount of \$12,946.80 for “Lamplighter Site #3, Building 2 with parking”; Project Owner: Silvestri Corporation. Seconded by Mr. McLeod. Approved 6:0.*
- *Motion by Mrs. Prendergast to accept a site bond in the amount of \$16,259 for “17 Sheffield Lot 11-C-2561”; Project Owner: Gina and Clayton Brannon, Atkinson. Seconded by Ms. Skinner. Approved 6:0..*

**CORRESPONDENCE:**

- Letter from Roy Dennehy to the Planning Board (March 23 '04).
- Letter from Roy Dennehy to Eric Nickerson (March 31 '04).
- Letter from Whispering Winds residents (March 30 '04).
- Letter from E. Nickerson Associates (March 24 '04).  
*Peter Zhodi, Land Planner, spoke. Mr. Dennehy agreed to recuse himself from any items henceforth presented by Mr. Zhodi.*
- Report from Douglas Heath, USEPA, “Road Salt Impacts to Lakes and Streams from Interstate 93 and Adjacent Roads in Southern NH”.  
*Lisa Linowes, 29 Bramley Hill Road, spoke. BOS meeting on April 5<sup>th</sup>.*
- Letter from staff to Carr landscaping (March 31 '04).
- Letter from Marcia Unger requesting consideration for a seat on the CIP (March 29 '04).
- Letter for a Voluntary Merger; tabled to next meeting.
- Public Hearing Notice from the Town of Derry.
- RPC Conservation Commission Roundtable Meeting notice.

**BOS Request for Planning Board Input: Pine Hill Road Reclassification**

**Town of Windham  
New Hampshire**

Discussion: road congestion; Master plan; I-93 EIS (economic, design, mitigation); BOS requested the state to build this connection to Wall Street (Dec 6 '02).

*Mr. Dennehy recused himself (Nickerson project).*

Lisa Linowes: current 12% grade excessive; this would be a Prime Wetland; "backdoor" process; meet with Conservation Commission.

Discussion: DOT corridor study; tax-base enhancements by way of a Wall Street connection; BOS administrative step versus subsequent planning steps; would be less than 12% grade; prior Site Walk with Conservation Commission on September 22, 2003.

*Site Walk April 3<sup>rd</sup>, 9:00am at the end of Sheffield Road, after the Supermarket Site Walk. Staff to extend an invitation to the Conservation Commission. Meet with Con. Commission April 14<sup>th</sup>.*

*Mr. Dennehy returned to the Board.*

**BOS Request for Planning Board Input: Governor Dinsmore Road Reclassification**

Discussion: right-of-way; split road; approved McIntosh Hollow subdivision.

Sam Nassar: process; state RSA; "need" and "occasion"; existing conditions.

Discussion: DOT corridor study; tax-base enhancements by way of a Wall Street connection; BOS administrative step versus subsequent planning steps; prior Site Walk with Conservation Commission on September 22, 2003.

*Motion by Mr. McLeod to recommend to the BOS that Governor Dinsmore Road be reclassified from Class VI to Class V, station 11+00 to station 18+00 based on the following: 1) existing conditions; 2) prior approved McIntosh Hollow site plan; 3) demonstrated "need"/"occasion". Reference: Sheet 22 of 32, "Plan and Profile, Governor Dinsmore Road Reconstruction", dated January '02. Seconded by Ms. Skinner. Approved 5:0:1, Mr. Breton abstained.*

**BOS Request for Planning Board Input: Land Sale**

Discussion, including Mike Swider, landowner, Lot 16-P-350: seasonal to year-round conversion; Cobbett's Pond water quality protection; septic system upgrade; existing and proposed use.

*Motion by Mr. McLeod to notify the BOS that the Planning Board has no issues with this; it provides for added water quality protection by way of a septic system upgrade. Seconded by Mrs. Prendergast. Approved 5:0:1, Mr. Breton abstained.*

**Subdivision and Site Plan Regulation Amendments**

*Motion by Mr. McLeod to repost the proposed changes to the Subdivision and Site Plan Regulations for Public Hearing on April 21<sup>st</sup> at 7:30pm. Seconded by Mr. Breton. Approved 6:0.*

**Conservation Commission Liason Report**

Ms. Skinner: Land purchase near Bayberry completes a vision of the late Nancy Surette (Southeast Land Study).

**Board of Selectmen Liason Report**

Mr. Breton: Strategic Planning Sessions are underway; looking for volunteers.

Next meeting scheduled for Wednesday, April 7<sup>th</sup>, 2004 at 7:30pm. Master Plan Visioning meeting to be May 12<sup>th</sup> at 7:30pm.

*Motion to adjourn by Mr. McLeod, seconded by Mr. Dennehy. Approved 6:0. Meeting adjourned 9:50 pm.*

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