

PLANNING BOARD MINUTES
JULY 14, 2004

ROLL CALL:

Lee Maloney, Chairman – Present	Nancy Prendergast, Vice Chairman – Excused
Ross McLeod, Secretary – Present	Walter Kolodziej, Regular Member – Present
Pamela Skinner, Regular Member – Present	Roy Dennehy, Regular Member – Present
Phil LoChiatto, Alternate – 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 7:30 pm. Mr. LoChiatto replaced Mrs. Prendergast.

MINUTES:

- *Motion by Mr. McLeod to approve the June 30, 2004 meeting minutes; seconded by Mr. Kolodziej. Approved 5:0:2; Mr. McLeod and Ms. Skinner abstained.*
- *Motion by Mr. Kolodziej to approve the June 23, 2004 meeting minutes as amended; seconded by Ms. Skinner. Approved 5:0:2; Mr. McLeod and Mr. Dennehy abstained.*

CORRESPONDENCE:

- Letter from Whispering Winds regarding their van. Roy Dennehy recused himself. Public comment from Phyllis Irvin, President – Whispering Winds Board of Directors; Tom Case. Discussion: Site Plan requirement, Senior Center, actual and projected van usages, administrative costs, proceeds from sale of van, Board of Selectmen, Attorney Campbell’s correspondence. Consensus to await the outcome of applicant’s meeting with Selectmen.
- Notice from Town of Derry for July 21, 2004 Planning Board agenda.
- Invoice from Taintor & Associates for Master Plan work to date
Ms. Skinner motioned to approve the bill from Taintor & Associates for payment; seconded by Mr. Kolodziej. Approved 7:0.
- Letter from Attorney Campbell regarding 20 Rockingham Road.
- July 10 Site Walk (no quorum).
Mr. Kolodziej motioned to inform Mr. Terino, 17 Canterbury Road, that the Planning Board will leave the hammerhead as is, but the town will be relieved of any responsibility to maintain it (extension of his driveway); seconded by Mr. Dennehy. Approved 6:0:1; Mr. McLeod abstained.
- Letter from US Environmental Protection Agency regarding Interstate 93.
- Letter from RPC regarding Interstate 93.
- Memo from RPC regarding land use change study.
- RPC newsletter for June ’04.
- Letter from Comprehensive Environmental Inc. regarding watershed restoration grant.

ROAD BONDS:

- *Motion by Mr. McLeod to approve the partial release of an existing road bond in the amount of \$30,978.00 for “Lamplighter Site, Buildings 5, 6, 7 station 4+50 plus”; Project Owner: Silvestri Corporation. Seconded by Ms. Skinner. Approved 6:0:1; Mr. Breton abstained.*
- *Motion by Mr. McLeod to approve the partial release of an existing site bond in the amount of \$11,322.00 for “Lamplighter Site #2, Building 2 with parking”; Project Owner: Silvestri Corporation. Seconded by Ms. Skinner. Approved 6:0:1; Mr. Breton abstained.*

- *Motion by Mr. McLeod to approve the partial release of an existing road bond in the amount of \$12,051.10 for “Lamplighter Site #2, Building 1 with parking”; Project Owner: Silvestri Corporation. Seconded by Mr. Dennehy. Approved 6:0:1; Mr. Breton abstained.*
- *Motion by Mr. McLeod to approve the partial release of an existing road bond in the amount of \$9,519.00 for “Seavey Road”; Project Owner: Silvestri Corporation. Seconded by Mr. Dennehy. Approved 6:0:1; Mr. Breton abstained.*

OLD/NEW BUSINESS:

- Conservation Commission is pursuing the purchase of property abutting the Windham Depot.
- The Board of Selectmen is sending out the Impact Fee communication from Attorney Campbell to another attorney for review.

PUBLIC MATTERS:

Goodhue Road Subdivision – 2 lots (8-B-5700) – Public Discussion

61 Goodhue Road

- *Motion by Mr. Breton to move the Goodhue Road Subdivision Public Discussion to July 28th, 2004, at 9:00pm; seconded by Ms. Skinner. Approved 7:0.*

Carr Landscaping Change of Use (13-B-50) – Public Discussion

20 Rockingham Road

Staff provided an introduction and overview. Applicant provided an information packet as an addendum to their submission. Discussion: reputations, document’s relevance to board’s decision making.

- *Motion by Mr. Kolodziej to strike the applicant’s submitted document (testimonials, etc.) from the record; seconded by Mr. Dennehy. Failed 3:4; Mr. LoChiatto, Mr. McLeod, Ms. Skinner, Mr. Breton opposed.*

Comment from Ryan Carr, owner; Karl Dubay, MHF Design. Discussion: rear storage area, leaks, drainage, changeable copy signs, less than 6 months needed to bring into full compliance. Mr. Doyle left the meeting. Discussion: pole lights, utilities (buried versus overhead), motorized equipment storage on pervious versus impervious surfaces, location of freestanding sign relative to state right-of-way, entrance geometry and construction, parking. No public comment.

- *Motion by Mr. Kolodziej to continue the Public Discussion to August 4th 2004 at 8:00pm, with a site walk to be held on July 21st, 2004 at 6:30pm (meet at the site); seconded by Mr. LoChiatto. Approved 7:0.*

Cieszynski Special Permit (20-B-46) – Public Hearing

10 Golden Brook Road

Ms. Way provided an overview.

- *Motion by Mr. McLeod to accept the application for Public Hearing; seconded by Mr. Kolodziej. Approved 7:0.*

Input from Mr. Cieszynski, owner. Discussion: existing lawn area, chimney, proposed foundation drain as noted on the submitted plan is actually an existing foundation drain. No public comment.

- *Motion by Mr. Kolodziej to approve the requested Special Permit for the construction of the 20’x20’ addition and the air conditioning pad, provided that all erosion controls are in place prior to the start of construction; seconded by Mr. Dennehy. Approved 7:0.*

Windham Restaurant Expansion (18-L-302) – Public Discussion
59 Range Road

Mr. Turner provided an overview. Input from Vessarios Liakas, owner. Discussion: canopies, curb appeal to enhance business, historic building, deck: elevation and connection to ADA access, geometry, set backs, location, skirt landscaping to match existing landscaping and be low maintenance, colors, visual impact, and aesthetic balance. Input from Daniel Battelle, contractor: landscaping, deck. Discussion: deck layout, lighting, tables, parking, view sheds, setbacks. No public comment.

- *Motion by Mr. Kolodziej to consider this a minor change to the Site Plan such that the Public Hearing process be waived and the applicant may build the deck as proposed, including the ADA-conforming ramp to connect, with skirt landscaping – make it as tasteful as possible. Applicant to pursue disconnection of pole light, per submitted letter. Seconded by Mr. Breton. Approved 4:3; Mr. LoChiatto, Mr. Dennehy, Ms. Skinner opposed.*

Motion to adjourn by Mr. McLeod, seconded by Mr. Breton. Approved 7:0. Meeting adjourned at 10:30 pm.

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