

PLANNING BOARD MINUTES

April 13, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Present
Bruce Breton, Selectmen Member – Present

Ross McLeod, Vice Chairman – Present
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Excused
Margaret Crisler, Selectmen Alternate – Present but not seated

STAFF:

Al Turner, Director of Planning and Development – Present
Rebecca Way, Town Planner – Present

Ms. Prendergast opened the meeting at 7:30 pm.

ROAD BONDS:

- Wall Street, new bond, \$13,586. Mr. McLeod motioned to accept. Mr. Kolodziej seconded. 5-0-1. Mr. Breton abstained.
- Duston Road, release \$265,443 and retain \$252,915. Mr. McLeod motioned to release. Mr. Kolodziej seconded. Passed 5-0-1. Mr. Breton abstained.

CORRESPONDENCE:

- Notice of Voluntary Merger for lots 17-L-30A & 54A. Item tabled to May 4 at 7:00 pm for discussion with Attorney Campbell.

OLD/NEW BUSINESS:

Discussion: Annual Planning Conference, Master Plan comments, April 27 Master Plan meeting.

PUBLIC MATTERS:

Village Center District Site Plan Regulations – Public Hearing

Mr. Turner: Regulations, supplement zoning regulations, purpose. Discussion: Traditional guidelines, curbing, utility boxes, sidewalk connections, parking lots, open space, screening, land use, village center land use, buffer, demonstrate on the plan, granite or cobblestone curbing, mph, parking.

Public comment from Ms. Wendy Keller, 17 Bear Hill Road: Lighting.

Mr. McLeod motioned to approve the Village Center District Site Plan Regulations as amended. Mr. Kolodziej seconded. Passed 6-0.

Vessali Subdivision – 2 residential lots – Public Discussion **9 Sheffield Street, lot 11-C-2563**

Applicant not in attendance. Mr. McLeod motioned to move Vessali discussion to the end of tonight's agenda. Mr. Kolodziej seconded. Passed 6-0.

Flat Rock Road Open Space Subdivision – 2 residential lots – Public Hearing **16 & 18 Flat Rock Road, lots 3-B-260 & 261**

Ms Way: 2 lots, open space, location, frontage, acreage, no WWPD, variance, 25' right of way standard, Discussion: Variances. Mr. McLeod motioned to open for public hearing. Mr. Breton seconded. Passed 6-0.

Mr. Martin Finch, Meinser-Brem: Acreage, variances, reviews, septic design approved. Discussion: Variance granted, Ms. Prendergast read the minutes, driveway locations, catch basin, line of sight, department comments, fire sprinklers, cistern, home standards, Ms. Prendergast read Conservation Commission comments. No public comment.

Mr. LoChiatto motioned to approve as submitted with staff recommendations: 1) All state, federal, and local approvals shall be received prior to the start of construction; 2) Town Council shall review the open space covenants and any necessary changes should be incorporated into the document prior to recording the plan; 3) Developer shall provide to the Town, prior to the start of construction, evidence that adequate utilities are available to service the proposed development and the proposed location of the utilities within the public right-of-way; 4) All bounds labeled "to be set" will be set in accordance

with the Windham Subdivision Regulations. Mr. McLeod seconded. Passed 6-0.

Verizon Utility Building Site Plan – Public Discussion

8 Lamson Road, lot 13-A-155

Ms Way: Requested a waiver via correspondence in December, Board wanted the abutters notified.

Mr. Glenn Mills, Verizon: Screening, brick building, building use, replaces another building that will be taken by the state during the Rt 111 relocation. Discussion: Lighting, 100 watt bulb, down lit, adequate screening, abutter view, location, number of pines, paved driveway, screen the building but not hide it. No public comment.

Mr. Kolodziej motioned to grant waiver as allowed by RSA 674:30 Utility Structures subject to the following conditions: White pines, spruce trees, rhododendrons, light only turned on while in use, light to be downward and shielded, 100 watt maximum light bulb, architectural style consistent with graphic illustration as signed by the Chairman dated April 13, 2005, soil scientist stamp. Mr. Breton seconded. Passed 6-0.

Mr. McLeod motioned to move Vessali, MHB Subdivision, and McKenna (in that order) to the end of the April 20 agenda. Mr. Breton seconded. Passed 6-0.

Discussion: Former Windham Sunoco sign is in New Jersey, Godsmack will be singing at Griffin Park on May 21.

CORRESPONDENCE:

- Letter from Jeff Taylor regarding his consulting firm.

Mr. Kolodziej motioned to adjourn. Mr. LoChiatto seconded. Passed 6-0. Meeting adjourned at 9:00 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Nancy Charland