

## PLANNING BOARD MINUTES

May 11, 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 – Excused  
Pam Skinner, Regular Member – Present  
Margaret Crisler, Selectmen Alternate – Excused

### STAFF:

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

*Ms. Prendergast opened the meeting at 7:37 pm.*

### ROAD BOND:

Ryan Farm Road, release \$20,335.20 and retain \$116,256. Mr. McLeod motioned to approve. Mr. LoChiatto seconded. Passed 5-0-1. Mr. Breton abstained.

### CORRESPONDENCE:

- Letter from Mr. Wayne Morris requesting the Planning Board to write a letter to the NH DOT asking for design of Rt 93 to include trail. Mr. Morris will draft the letter.
- Horseshoe Road lot merger. Send to Attorney Campbell for review to look into deeds to the right-of-way. Both mergers to be sent to Attorney Campbell.
- Request for a building permit on a private road, 9 Fourth Street. Discussion: Emergency vehicle access, tabled, wrong plan attached.

### North Lowell Road Residential Site Plan – Public Discussion

#### 1 North Lowell Road (11-A-580)

Mr. Mark Gross: MHF Design: Summarized plan, layout, roads, colonial homes, 1600-1800 sq ft homes. Discussion: State improvement to intersection, impact of traffic on development, access, entrance connection to Eastwood Road, how does the plan address the Village Center Site Plan Regulations, 4 units, too dense, not in character with the Town, discourage recreation area is better/more attractive, traffic report, mixed uses/combined uses. going back to what has been as what could be done without Village Center District guidelines, land use mix, adjacent lots, mixed use within a building doesn't make sense, residential uses, neighboring districts, respect contours of the land, strip development, Mr. Zohdi will work with staff and abutters. Discussion: Go over guidelines, density, historic buildings, church property connection.

Public input from: Mary Behelm 5 Eastwood Road; R. Hurst, 3 Eastwood Road; Denise Dolloff, 7 Collins Brook Road; Victor Beloritsky Kemper, 9 North Lowell Road; Phadeep Behelm 5 Eastwood Road; Robert Skinner, 68 Gov Dinsmore Road: Concerns: Destroy neighborhood, opposed to access road to Eastwood, density, 13 acres for 40 units, water and sewerage concerns, school impact, mixed use is better for taxes no as much impact on schools, not what the Town wants, crime, doesn't enhance the town center, school bus traffic

Discussion: Next development can't put any residential in, no visitor parking, fire safety, access ways, number of bedrooms, never going to get a better plan until sent out, send the plans out for department comments.

Ms. Skinner motioned to adjourn. Mr. LoChiatto seconded. Passed 6-0. Meeting adjourned at 9:38 pm.

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