

## PLANNING BOARD MINUTES

August 10, 2005

### ROLL CALL:

Nancy Prendergast, Chairman – Present  
Ruth-Ellen Post, Secretary – Excused  
Phil LoChiatto, Regular Member – Present  
Margaret Crisler, Selectmen Member – Present  
Ms. Neelima Gogumalla, Alternate - Present  
Rick Okerman, Alternate – Present

Ross McLeod, Vice Chairman – Excused  
Walter Kolodziej, Regular Member – Present  
Pam Skinner, Regular Member – Present  
Alan Carpenter, Selectmen Alternate Excused  
Steven Griffis, Alternate – Present

### STAFF:

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

*Ms. Prendergast opened the meeting at 7:30 pm. The Chair appointed Mr. Griffis to sit for Ms. Post, Mr. Okerman to sit for Mr. McLeod and Ms Gogumalla to sit for Mr. Kolodziej. In the absence of the Board Secretary, Ms Prendergast appointed Ms Crisler to take minutes.*

### MINUTES:

- Mr. LoChiatto motioned to approve the August 3 2005 minutes. Mr. Griffis seconded. Passed 7-0.

### CORRESPONDENCE:

- Email from Ginny Roach regarding Spruce Pond Subdivision;
- Abutter notification from the Town of Derry regarding a site plan review at 40 Manchester Rd;
- Abutter notification from the Town of Derry regarding a condition compliance hearing for 4 Depot Rd;
- Notice regarding a Pedestrian Facility Design Workshop.

*Mr. Kolodziej arrived and was seated at 7:45. Ms Gogumalla stepped down.*

### OLD/NEW BUSINESS:

- Copies of the Master Plan summary brochure were received from Taintor & Associates and passed out for Board review.
- Ms. Prendergast announced that the first meeting of the CIP this year would be on Sept 1, 2005

### WORKSHOP DISCUSSION:

#### Village Center District

Staff provided a list of key issues for the Board to consider regarding such factors as how detailed should the plan be, what and where should the land use mix be located, should the different mixes be concentrated, how important is it for commercial uses to have visibility from Rt 111 & N. Lowell Rd., where should access points be planned, traffic improvements and existing problems on Rt 111, areas to buffer and location of open spaces, does the Town need a large common or green area, and how to incorporate property owners who are not ready to participate in the reuse of the property.

The Board discussed these points at length and decided to construct an in depth plan showing the location of connector streets, access points, and green spaces. A site walk was planned for 24 Aug at 6:30 PM, with the discussion to continue at the workshop session scheduled for that evening. It was decided to invite both HDC & Conservation to participate in the site walk.

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

Respectfully submitted,  
Margaret Crisler  
Acting Planning Board Secretary