

**PLANNING BOARD MINUTES**  
**September 21, 2005**

**ROLL CALL:**

Nancy Prendergast, Chairman – Present  
Ruth-Ellen Post, Secretary – Present  
Phil LoChiatto, Regular Member – Present  
Neelima Gogumalla, Alternate – Not Seated  
Rick Okerman, Alternate – Present  
Alan Carpenter, Selectmen Alternate – Excused

Ross McLeod, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Present  
Pam Skinner, Regular Member – Excused  
Steven Griffis, Alternate – Not Seated  
Margaret Crisler, Selectmen Member – Present

**STAFF:**

Al Turner, Director of Planning and Development – Present  
Rebecca Hebert, Town Planner – Honeymooning ☺

*Ms. Prendergast opened the meeting at 7:30 pm. Mr. Okerman replaced Ms. Skinner.*

**MINUTES:**

Mr. Kolodziej motioned to approve the September 7 minutes without amendment. Mr. McLeod seconded. Passed 7-0.

**BONDS:**

- Jackman Ridge Road Extension, release \$176,520 and retain \$154,980. Mr. McLeod motioned to approve. Mr. LoChiatto seconded. Passed 7-0;
- Leeds Road, release \$5,700 and retain \$16,092. Mr. LoChiatto motioned to approve. Mr. McLeod seconded. Passed 7-0;
- Cardiff Road, release \$4,416 and retain \$37,176. Mr. McLeod motioned to approve. Mrs. Crisler seconded. Passed 7-0;
- Lamplighter Village (building 1), final release of \$2,431.20. Mr. LoChiatto motioned to approve. Mr. McLeod seconded. Passed 7-0;
- Lamplighter Village (buildings 5, 6, 7), final release of \$32,295.60. Mr. LoChiatto motioned to approve. Mr. Kolodziej seconded. Passed 7-0.

**CORRESPONDENCE:**

- Town and City booklet regarding environmental-friendly school design; will be sent to School Board.
- Letter from NH Division of Historical Resources requesting information for wetland application for the proposed Windham High School;
- Letter from Herbert Associates regarding changing the Heritage Acres Timberlane Road guardrails from wood to rusty galvanized;
- Letter from NH DOT regarding Community Technical Assistance Program and funding available to towns affected by Route 93 expansion. Antioch New England Institute is meeting on this subject at Town Hall on September 28, 7:30 to 8:30 p.m. Board consensus is to postpone our workshop on that date to 8:30 to allow Board members to attend this meeting. A copy of this announcement will also be sent to BOS and other town committees. Discussion: Information from this meeting could lead, for example, to a much-needed corridor study.

Mr. Kolodziej motioned to move Heavy Hitter site walk to October 5 at 6:45 pm, also to allow Board members to attend the DOT meeting on September 28<sup>th</sup>. Mr. McLeod seconded. Passed 7-0.

**LIAISON REPORTS:**

Selectmen, Mrs. Crisler: Special town meeting for land acquisition for the land across the street from Griffin Park, October 14 deliberative session, revolving fund for police details. Discussion: Flaggers, costs, Board consensus that the parking lot design should be reviewed by Planning staff, uses for the house and garage on the property, safety. Mr. Peter Zohdi: Doing the engineering on the land, asked for clarification of the deliberative session date. Discussion: Conservation Commission land acquisition procedures.

CIP, Mr. LoChiatto: Recent CIP presentations included fire department, library, highway departments;  
Sept 21 2005 PBM.doc

will come before the Planning Board in November; staff will assist in calculating dates for subsequent processes.

**PUBLIC MATTERS:**

**46 Lowell Road Site Plan – Public Discussion**

**46 Lowell Road, lot 20-E-260**

Mr. Turner: Revised plan, Mr. Zohdi used the staff report and incorporated the issues into the plan, enlarged the island, smaller building, landscaped isles on both side of the building, eliminated some pavement, one way traffic system, parking. Discussion: Is driveway width enough for tractor trailer trucks? Mr. Peter Zohdi, Herbert Associates: Similar to a building on Rt 28, small businesses do not use tractor trailer trucks, parking has been reduced as instructed, storage in back. Mr. Turner: Cobblestone instead of paving at the corners. Discussion: No real second floor, tractor trailer access, loft, second floor windows will be real windows, office building for Mr. Eric Nickerson and Mr. Kevin Cyr, variance, zoning. No public comment. Discussion: Send plan out for department comments.

**Granite State Small Animal & Exotics Hospital – Public Discussion**

**19 Roulston Road, lot 13-C-300**

Mr. Turner: Convert a house to an animal hospital and apartment, zoning, acreage, setback requirements, parking, 8 employees, WWPD, signs, dumpster, hazardous materials, septic system, entrance isle, exterior renovations need to be incorporated into the plan, Special Permit for WWPD impacts. Mr. Zohdi: No variance needed, Special Permit required, parking, sidewalk, clinic will be downstairs, upstairs will be 2 bedroom residence. Discussion: Requirements for deceased animals. Mr. Turner: The new design of Roulson Road separates residential from industrial uses. Discussion: Location of parking lot, building access. Ms. Carol Macomber: Explained exotic animals. Discussion: Drop off spaces. No public comment. Discussion: Send plan out for department comments.

Mr. LoChiato motioned to approve the request to change the Heritage Acres Timberlane Road guardrails from wood to rusty galvanized guardrails as a minor change. Ms. Post seconded. Passed 6-1. Mr. Kolodziej opposed. Mr. Kolodziej stated that wooden guardrails add character to the town.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 9:10 pm.

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

Respectfully submitted, Nancy Charland