

**PLANNING BOARD MINUTES**  
**December 14, 2005**

**ROLL CALL:**

Nancy Prendergast, Chairman – Present  
Ruth-Ellen Post, Secretary – Present  
Phil LoChiato, Regular Member – Present  
Neelima Gogumalla, Alternate – Present  
Rick Okerman, Alternate – Present  
Alan Carpenter, Selectmen Alternate – Excused

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

**STAFF:**

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

*Ms. Prendergast opened the meeting at 7:30 pm. Mr. Okerman and Ms. Gogumalla replaced Mr. McLeod and Mr. Kolodziej.*

**MINUTES:**

- Mrs. Crisler motioned to approve the November 9 minutes. Ms. Skinner seconded. Passed 7-0;
- Mrs. Crisler motioned to approve the November 16 minutes. Mr. Okerman seconded. Passed 7-0;
- Mrs. Crisler motioned to approve the November 22 minutes as amended. Ms. Skinner seconded. Passed 5-0-2. Mr. Okerman and Mr. LoChiato abstained;

**BONDS:**

- Duston Road, release \$141,903 and retain \$40,012. Mrs. Crisler motioned to approve. Ms. Skinner seconded. Passed 5-0-1. Ms. Gogumalla abstained;
- Northland Road, release \$30,210 and retain \$58,524. Mr. Okerman motioned to approve. Ms. Post seconded. Passed 5-0-1. Ms. Gogumalla abstained;
- Taylor farm Road, release \$128,401.80 and retain \$12,780. Ms. Post motioned to approve. Mr. Okerman seconded. Passed 5-0-1. Ms. Gogumalla abstained.

**PUBLIC MATTERS:**

**CIP Public Hearing**

Mr. LoChiato thanked the CIP Committee for their hard work. Mrs. Crisler motioned to accept the CIP for public hearing. Ms. Skinner seconded. Passed 6-0-1. Mr. LoChiato abstained. Mr. LoChiato gave presented the CIP. Discussion: Current property market valuation, funding requests from departments, voters have final say, purchases, impact fees collected this year, and percentage increases and property assessments. Mrs. Crisler motioned to accept and approve the CIP program, thanked the CIP Committee, and to move it on to the Board of Selectmen and School Board. Ms. Post seconded. Passed 6-0-1. Mr. LoChiato abstained.

**Windham Junction Site Plan – Public Discussion**

**128 North Lowell Road, lot 2-A-1100**

Mrs. Hebert: Gave overview of the plan. Mr. Jon Normington, owner: Discussed the village atmosphere, restoring historic home, Windham Depot Committee, food service take out. Discussion: Menu includes breakfast sandwiches, soups and salad, breakfast and lunch only, maybe take-out meals and ice cream, wants to convert garage area to take out service, will have ADA parking, septic built 10% larger than it needs to be, includes an approved commercial restroom also ADA, DES approval, neighbors concerns about leach field, take out with small 3 bin sink, parking may lose 2 spots and will add ADA space, currently has 1,200 sq ft retail space, dumpster is behind the barn, it is fenced in and well maintained, historic goose neck lighting, landscaping, grandfathered parking, future parking not paved, lighting, hours of operation, stormwater management, picnic tables, engineer parking but do not build until needed, and bike rack. Ms. Prendergast read letters from: 1) Lorri Kimball and 2) Deborah Monfette.

Public comment from John Mangan, 1 Depot Road; Depot area resident for 35 years, neighborhood

business zone, concerned with 1) safety of Depot and North Lowell Roads including accidents and traffic, 2) parking concerns including blind spots, street parking, and busy afternoons, 3) water quality including run-off and contamination, 4) septic/sewage concerns with contamination, 5) noise concerns with dumpsters and deliveries, 6) odors/smells invading his home and yard, 7) other concerns are property values and quality of life.

Rob Jacobellis, 130 North Lowell Road: Concerns included zoning, how many businesses are allowed in district, parking, speed, community well, wet area near his home, wants a privacy fence, trash blows from gas station to his property, lighting, water quality, contaminated water.

Discussion: Culvert under road, balance water on/off property, ice cream business, smell from baked goods, no flame broiling, owner purchased all of the equipment from Citgo Station, send the plan out for comment, applicant would be funding the traffic safety issues, traffic assessment only, and site walk.

**CITIZEN PETITIONS:**

H& B Homes citizen petition for rezoning Neighborhood Business to Rural Mrs. Crisler motioned to move the citizen's zoning petition for 3-B-600 to public hearing. Mr. LoChiatto seconded. Passed 7-0. Mrs. Crisler motioned to move the citizen's zoning petition for 3-B-601 to public hearing. Mr. Okerman seconded. Passed 7-0.

**CORRESPONDENCE:**

- Letter from Diana Morgan of DES regarding no salt zone on Pine Hill Road. Discussion: 3<sup>rd</sup> well online to increase water capacity, send to Board of Selectmen.

Mr. LoChiatto motioned to adjourn. Mr. Okerman seconded. Passed 7-0. Meeting adjourned at 10:20 pm.

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

Respectfully submitted, Nancy Charland