

## PLANNING BOARD MINUTES

June 6, 2007

### ROLL CALL:

Ruth-Ellen Post, Chairman – Present	Ross McLeod, Vice Chairman – Excused
Nancy Prendergast, Secretary – Excused	Walter Kolodziej, Regular Member – Present
Phil LoChiatto, Regular Member – Present	Pam Skinner, Regular Member – Excused
Neelima Gogumalla, Alternate – Present	Rick Okerman, Alternate – Present
Alan Carpenter, Selectmen Member – Present	Margaret Crisler, Selectmen Alternate – Excused

### STAFF:

Al Turner, Director of Planning and Development – Present  
Shaun Logue, Town Planner – Present

- *Ms. Post opened the meeting at 7:30 pm.*
- *Ms. Gogumalla and Mr. Okerman replaced Ms. Prendergast and Mr. McLeod.*
- *The Board stood and recited the Pledge of Allegiance.*

### MINUTES:

- Mr. Kolodziej motioned to approve the May 16 minutes. Mr. Okerman seconded. Passed 5-0-1. Mr. LoChiatto abstained;
- Mr. Carpenter motioned to approve the May 23 minutes. Mr. LoChiatto seconded. Passed 4-2. Mr. Okerman and Mr. Kolodziej abstained.

### CORRESPONDENCE:

- Letter from Ken Mathews regarding a waiver for a Special Permit. Board discussion as to whether the Special Permit should be discussed as part of the Correspondence portion of the meeting, it is a straight forward request, abutters have not been notified, the disturbance is temporary and will be restored, and showed the location of the wetland on the plan. Jane Mathews, 4 Locksley Road, read letters from her abutters stating they had no issue with the waiver. Board consensus to go forward with the discussion. Mr. LoChiatto motioned to waive the requirement for a Special Permit for disturbance in the WWPD for construction access to build a pool on the condition that the area will be returned to its original form with 6” of loam as well as meeting all the other condition of the Erosion Control Measures #1-4 as listed in the project plan as follows: 1) Install silt fencing along WWPD buffer line. The silt fencing will be installed per the specification as outlined and reviewed with Al Turner; 2) Review WWPD perimeter with construction management team; 3) Remove lawn and top soil to ensure no runoff into the WWPD; and 4) Install gravel to level the surface to facilitate transfer of construction equipment. Mr. Kolodziej seconded. Passed 5-1. Ms. Post opposed because the request came to the Board via Correspondence.
- Town Energy Committee workshop flyer;
- Letter from Peter Kielty regarding easement construction at 1 Westchester Road. This was discussed at the Selectmen’s meeting;
- Letter from Ms. Post regarding Board correspondence follow up;
- Letter from the Whispering Winds Board of Directors regarding a van requirement. Mr. Turner suggested that the Board direct them to have a public hearing to remove the condition of approval.

### PUBLIC MATTERS:

**Thompson Special Permit – Public Hearing**  
**10 Sheffield Street, lot 11-C-2553**

Peter Zohdi, Herbert Associates, requested to postpone the case to check on a variance. Mr. Kolodziej motioned to grant the postponement of the Thompson Special Permit to June 20. Mr. LoChiatto seconded. Board discussion as to whether Mr. Turner should address the Board regarding the Special Permit. Mr. Turner stated the staff has no objection to the postponement. Passed 6-0.

**Golden Brook Crossing Change of Condition of Approval – Public Hearing**  
**46 Lowell Road, lot 20-E-260**

Mr. Logue: The applicant is requesting an amendment to a condition of approval as to the hours of operation from 7:00 am-10:00 pm to 6:00 am-10:00 pm, the plan was approved in March 2006, and the buildings were approved for warehouse, retail, and office space.

Board discussion regarding that it's a newly constructed building. Mr. LoChiatto motioned to open for public hearing. Mr. Kolodziej seconded. Passed 6-0. Board discussion continued with Mr. Zohdi regarding the location of the building and zoning of the neighboring properties, viewed aerial photograph, a tenant will be a ceiling company and they would like to be able to load their vehicles, there will not be any large trucks or tractor trailers from 6:00-7:00 am, and the site is not conducive for large trucks.

Attorney Bill Mason stated the applicant is looking for changing the time of the hours of operation, not looking to change the delivery hours or hours of lighting, and Mr. Turner will review the tenant uses. The Board discussed NFPA statement.

Mr. Kolodziej motioned to approve the amendment note #15 on the approved site plan titled "Lowell Crossing" in reference to changing the time of operation from 7:00 am-10:00 pm to 6:00 am-10:00 pm and amendment of the statement of the approved site plan from NFPA 1231 to 1142. Mr. Carpenter seconded. Mr. Kolodziej amended his motion to include in consideration of the fact that the surrounding properties have non-residential uses. Passed 6-0.

**CORRESPONDENCE (continued):**

- Copy of a letter sent to Jack Gattinella regarding regulation certification;
- Letter from Ms. Post regarding website notice of Board agendas and public hearings;
- Habitat for Humanity newsletter;
- Invitation to join the American Planning Association;
- Invitation to the 2007 RPC annual meeting;
- Announcement of the 2007 Planning Board training series;
- NH BOA meeting information;
- Flyer titled "Knowing the Territory";
- Flyer titled "Energy Conservation and Renewable Energy Options for Municipalities". Mr. LoChiatto stated he is LEED certified.

**OLD/NEW BUSINESS:**

- The Board discussed the appropriateness of Board members giving their voting preference before the actual vote;
- Board discussion of the Dunkin Donuts signs. Ms. Post read a letter written to Mark Cafua. Discussion: The sign and shape of the signs were approved, Baskin Robbins lettering has been removed from the sign, it is a non-issue, and a sign permit is required. Mr. Carpenter motioned to direct staff to work with Dunkin Donuts to process a proper sign permit application and the Planning Board does not need to review based upon it's the identical shape, color, and size of the previously approved sign. Mr. Kolodziej seconded. Passed 6-0.

*Ms. Post thanked the cable volunteer.*

Mr. Kolodziej motioned to adjourn. Mr. LoChiatto seconded. Passed 6-0. Meeting adjourned at 9:10 pm.

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

Respectfully submitted, Nancy Charland