

PLANNING BOARD MINUTES

September 26, 2007

ROLL CALL:

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

STAFF:

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

- *Ms. Post opened the meeting at 7:00 pm.*
- *Mr. Okerman replaced Mr. Kolodziej*
- *The Board stood and recited the Pledge of Allegiance.*

CORRESPONDENCE:

- Advertisement for a part-time code enforcement officer. *Mr. McLeod joined the Board.* Board discussion regarding changes to the job description. Mr. McLeod motioned for the Planning Board to notify the Board of Selectmen that the Planning Board supports the staffs request for a part-time code enforcement officer as amended in consideration of: 1) Growth in the Town and its resultant demand on the Planning and Development staff; 2) Acquisition of conservation easements and the current difficulties in pursuing Planning and Development related issues; 3) Lack of current resources to satisfactorily pursue violations; and 4) Enforcing wetland and watershed protection that protects our waterways. Ms. Prendergast seconded. Passed 5-0-1. Mr. LoChiatto abstained;
- Abutter notification from the Town of Hooksett regarding a variance for a wireless communications facility.

BOND:

- Revised Sheffield and Cochran Farm Roads final release of \$31,474. The release has been revised to include all the station numbers. Mr. McLeod motioned to approve the total release as stated in recognition of the prior road bond release for the same road had missing station numbers. Mr. Okerman seconded. Passed 6-0.

SIGN PERMIT:

- Windham Plaza, 4 Cobbetts Pond Road. Board discussion regarding the sq. ft. of the decorative mantle. Mr. LoChiatto motioned to approve the design of the sign ad and have the Applicant (Hammar & Sons, Inc.) work with staff and bring the sign area (sq. ft.) into compliance with zoning and sign specifications. Mr. Okerman seconded. Passed 6-0.

PUBLIC MATTERS:

Joint Meeting with the Historic District Commission

Carol Pynn of the Historic District Commission met with the Planning Board. Ms. Pynn presented a draft of a Historic Demolition Review Ordinance and petition form. Board discussion with Ms. Pynn included 30-day vs. 60-day delay, “notice of intent to demolish” sign, adding a “purpose” and amending each section for consistency. Consensus of the Board was for Ms. Pynn to amend the ordinance, include a purpose, and bring it back to the Board.

Potential Zoning Amendments

Staff presented a preliminary list of potential amendments to the Zoning Ordinance and Land Use Regulations. Board discussion ensued regarding the proposed changes, additional changes, and prioritizing the proposed amendments in order of importance. Board discussion included breaking the amendments into Administrative and Non-Administrative zoning issues. Staff will update the list and distribute to Board members for prioritizing.

Mr. LoChiatto motioned to adjourn. Mr. McLeod seconded. Passed 6-0. Meeting adjourned at 10:00 pm.

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

Respectfully submitted, Nancy Charland