

PLANNING BOARD MINUTES

August 27, 2008

ROLL CALL:

Phil LoChiatto, Chairman – Present	Nancy Prendergast, Vice Chairman – Present
Rick Okerman, Secretary – Present	Walter Kolodziej, Regular Member – Present
Ruth-Ellen Post, Regular Member – Present	Pam Skinner, Regular Member – Excused
Louis Hersch, Alternate Member – Excused	Kristi St. Laurent, Alternate Member – Present
Sy Wrenn, Alternate Member – Not Seated	Bruce Breton, Selectmen Member – Excused
Galen Stearns, Selectmen Alternate – Excused	

STAFF:

Al Turner, Director of Planning and Development – Present

Mr. LoChiatto opened the meeting at 7:00 pm. The Board stood and recited the Pledge of Allegiance. *Ms. St. Laurent replaced Ms. Skinner.*

BONDS:

- Johnny Hill Estates, Burnham and Bennington Roads release of \$549,594 and retain \$815,850. Ms. Prendergast motioned to grant the release. Ms. Post seconded. Passed 6-0.

CORRESPONDENCE:

- Flyer regarding the 33rd Municipal Law Lecture Series;
- Letter to Attorney Campbell regarding Ledge Road Business Park site plan approval may lapse on September 20, 2008;
- NH Div of Historical Resources project review form for Great Mt View Estates;
- Letter to Attorney Campbell regarding the zoning ordinance and requesting updates on road deed reviews;
- Letter to Attorney Campbell requesting updates on road deed reviews;
- Letter from Mr. Turner regarding a report from Nobis Engineering that required review. Board discussion regarding hiring StoneHill Environmental to review the report, and funding for the review. Kolodziej motioned to hire StoneHill Environmental for report review. Ms. Post seconded. Passed 6-0.

OLD/NEW BUSINESS:

- Board discussion regarding Mr. LoChiatto has not contacted Attorney Campbell, why are we asking for this, and citizens have contact Mr. LoChiatto for clarification on several issues.
- Board discussion that the Board should have a site walk for the Dunkin Donuts site. Mr. Kolodziej motioned to have a site walk on September 10 at 6:00 pm. Engineer to stake the edge of the WWPD and building. Ms. Prendergast seconded. Passed 6-0.

PUBLIC MATTERS:

Capital Improvement Program – Public Hearing

Board discussion regarding amending the CIP minimum project expenditure from \$50,000 to \$100,000. Ms. Prendergast motioned to open the CIP public hearing. Mr. Kolodziej seconded. Passed 6-0. Board discussion continued regarding keeping the minimum at \$50,000, excluding vehicles, CIP jurisdiction, RSA 764.7 II clearly gives authority to the Planning Board, ask Selectmen to rescind order to department heads, clock is ticking, all requests are in, CIP process needs to get moving, and the CIP Committee needs to start and know what the definition is. Ms. Prendergast motioned to keep the CIP at \$50,000 minimum. Ms. Post seconded. Passed 6-0. Ms. Post motioned to respectfully ask the Board of

Selectmen per RSA 674:7 that they notify the departments that were told to submit only \$100,000+ capital improvements was rescinded and existing CIP rules are still in place. Ms. Prendergast seconded. Passed 6-0.

Potential Zoning Amendments – Public Discussion

Board discussion regarding potential zoning map changes including Waterhouse property, invite Mr. Waterhouse to the September 17 meeting. Other changes include Clark Farm North, Lowell Road gas company and retail shops, Londonbridge Road and Rt 111, Rt 28 multi Gordon Mt Road, Wall Street and Rt 111, and Rt 111. The Board prioritized the listed and asked staff to notify the neighbors that the first four items would be discussed at the September 17 Planning Board workshop.

CTAP Discussion with Cliff Sinnott – Public Discussion

Cliff Sinnott reviewed the changes to the I-92 CTAP Program Community Assessment Report. Mr. Sinnott stated that he would make the minor changes and send the completed report to the Planning Board. Mr. Sinnott asked for another workshop October 1 to discuss the next phase of the CTAP Program.

CIP Committee Members

Board discussion regarding who would serve on the CIP Committee. Ms. Post motioned to nominate Rick Okerman to a one-year term to the CIP Committee. Mr. Kolodziej seconded. Passed 6-0. Mr. Kolodziej motioned to nominate Phil LoChiatto to a one-year term to the CIP Committee. Mr. Okerman seconded. Passed 6-0.

Mr. Kolodziej motioned to adjourn. Ms. Prendergast seconded. Passed 6-0. Meeting adjourned at 9:30 pm.

These minutes are in draft form and have not yet been reviewed and approved.
Respectfully submitted, Nancy Charland