

## PLANNING BOARD MINUTES

March 18, 2009

### ROLL CALL:

Phil LoChiatto, Chairman – Present	Nancy Prendergast, Vice Chairman – Present
Rick Okerman, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Ruth-Ellen Post, Regular Member – Present	Pam Skinner, Regular Member – Present
Louis Hersch, Alternate Member – Excused	Kristi St. Laurent, Alt Member – Present
Sy Wrenn, Alternate Member – Excused	Bruce Breton, Selectmen Member – Present
Galen Stearns, Selectmen Alternate – Excused	

### STAFF:

Laura Scott, Town Planner – Present

Mr. LoChiatto opened the meeting at 7:00 pm. The Board stood and recited the Pledge of Allegiance. *Ms. St. Laurent replaced Mr. Kolodziej. Ms. Scott was welcomed as the new Town Planner. Mr. Breton swore Ms. Skinner in as a Planning Board member.*

### MINUTES:

- Ms. Post discussed revisions to the February 11 minutes;
- Ms. Prendergast motioned to approve the March 4 minutes. Ms. Skinner seconded. Passed 6-0-1. Mr. Okerman abstained.

### ROAD BOND:

- Castle Reach III, release of \$11,538 and retain \$17,670 (\$6,580 for Ludlow Maintenance bond and \$11,090 for Edinburg maintenance bond). Peter Zohdi explained the maintenance bond. Ms. Prendergast motioned to grant the partial release. Mr. Breton seconded. Discussion that Ms. Scott will review. Motion withdrawn.

### BOARD REORGANIZATION:

- Mr. Okerman motioned to appoint Ms. Prendergast as Secretary. Ms. Skinner seconded. Passed 7-0;
- Mr. Breton motioned to appoint Mr. Okerman as Vice Chairman. Ms. Skinner seconded. Passed 7-0;
- Ms. Skinner motioned to appoint Mr. LoChiatto as Chairman. Ms. Breton seconded. Passed 7-0.

### NEW BUSINESS

Representative McMahon stated that workforce housing is being discussed at the State House, a bill has come up, and asked if the Board would support an amendment. Board discussion with Mr. McMahon regarding the Board's position, the State government is considering extending the time, the Board could use extra time, and the language is ambiguous. Mr. McMahon asked the Board to sign the letter. Board discussion regarding the procedures and authorizing Ms. Scott and/or Mr. LoChiatto to sign the letter.

### PUBLIC MATTERS:

#### Longmeadow Special Permit – Public Hearing

#### 16 Longmeadow Road, lot 8-B-5715

Peter Zohdi, Herbert Associates, stated that his client is selling their home and the surveyor has found that the existing pool and a portion of the driveway is in the WWPD, a permit was given in 2000 for the pool, a pool is not a permitted use in the WWPD, and have received a variance. Mr. Zohdi reviewed the booklet given to the Board.

Board discussion regarding maybe an equitable waiver could have been requested, the pool has been

there for 9 years, and the driveway and well were also granted by the ZBA. Mr. Breton motioned to accept for public hearing. Ms. Skinner seconded. Passed 6-0. Board discussion regarding what is in the WWPD. No public comment.

Mr. Okerman motioned to grant the Special Permit to allow the pool, accessories, fencing, well and driveway in the WWPD based on conditions of the variance granted (case #6-2009). Ms. Prendergast seconded. Passed 7-0.

**RPC DISCUSSION:**

Robert Pryne, GIS Specialist from RPC, distributed maps to the Board members, he discussed the CTAP process with Board, 27 corridor towns are doing this, Windham has good GIS data, he explained how the build out process works, it is a planning tool but it is not perfect, it's also useful for the CIP, he will do three build-outs: 1) base; 2) standard alternative; and 3) choose your own adventure. He explained the difference between land use build out and parcel build out, and do not have high-intensity soils for the entire town.

Board discussion with Mr. Pryne regarding HIS maps, look at the historical data for lot sizing, will need to give Mr. Pryne the information regarding subdivisions that have been approved but not built, look at lot sizes for the past 5 years for each zoning district, if Board members have any further information for Mr. Pryne after this evening they can email him, Mr. Pryne hopes to complete the study by August, and he will have a draft for the Board. Mr. Pryne reviewed the maps he brought, the recent zoning map changes need to be incorporated, steep slopes are regulated in the wetlands, some towns remove the municipal lands from the map, the Searles School is on the National Register, recreational fields should be a restriction to the build out, the build outs do not restrict density, the smart growth plan brings the development to the center of town, and the analysis can consider that Windham doesn't have water supply or sewer. Mr. Pryne stated the Board should take advantage of him. Board discussion with Ms. Scott regarding having one point person, and the 2005 data is old.

**CART:**

Lee Maloney, CART, would like to make a presentation to the Board and Selectmen regarding transportation systems and long-range plans, working with planning commissions regarding fixed routes, has applied for and was granted stimulus money, and the Board is available April 1 for her presentation. Ms. Maloney stated that the Rail-Trail is having their second annual race on June 7.

Mr. Breton motioned to adjourn. Mr. Okerman seconded. Passed 7-0. Meeting adjourned at 8:40 pm.

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