

OLD VALUES - NEW HORIZONS
PLANNING AND DEVELOPMENT

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Planning Board Minutes
October 14, 2009

Roll Call:

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

Staff:

Laura Scott, Community Development Director – Excused
Tracey Mulder – Admin Asst. – Excused
Beverly Donovan – Volunteer Minute Taker - Present

Mr. LoChiatto opened the meeting at 7:15 pm, followed by the Pledge of Allegiance.

Mr. LoChiatto stated that the CTAP Presentation will be postponed, date to be determined.

Conceptual Consultation:

Proposal for Griffin Park Lights, which is located at 111 Range Road (Lot 22-R-900), to install 19 lights around parking lot, walkway and Zimmer Field.

Charles McMahon, President of Windham Baseball/ Softball and Mike Berry, Field Sales Representative from MUSCO Lighting presented the conceptual plan for lighting at Griffin Park. Mr. McMahon stated that the original Griffin Park Plan of 1977 laid out fields, paths and lighting. The current proposal is to install lighting for one field, a center path to the multi-purpose building and the parking lot. The project is to be paid for with donated funds by Windham Baseball/ Softball League, with no expense to the taxpayers. Mr. McMahon stated that the Windham Baseball/ Softball League has grown and the park is successful. However, many parents who work do not get opportunities to watch their children play due to the limited hours of daylight. Zimmer Field (middle)

is targeted for lighting to allow for night games, with rules for nighttime use of the park to be determined.

Mr. McMahon explained that the League is not proposing to provide lighting for the entire park. The current proposal will add safety and flexibility to existing fields, allowing more games without the expense of adding and maintaining additional fields.

Mr. McMahon stated that Steve Koza of ECEZ worked on the lighting plan for the parking and walkway areas. Being proposed is 16' tall lights on center path down to multi-purpose building and eight 20' poles along green area between Range Road and the parking lot with light cut-off shields to prevent light spill. Lights will be run out of irrigation building and be on timers.

Mr. McMahon noted that during the TRC meeting Chief Lewis had recommended two lights next to the skate-park have motion detectors. He further stated that the lights at Zimmer Field will have a transformer large enough to add additional lighting in the future.

Mr. McMahon stated that PSNH cost estimates at .17 per kilowatt hour would mean a cost of about \$15.00 per hour for field lighting. To build a new field would cost upwards of one hundred thousand dollars. Phil LoChiatto questioned whether there was an estimate for the parking lot and walkway lights. Mr. McMahon stated that there is not and estimate at this time. Mr. LoChiatto asked about conduits and future preparation. Mr. McMahon explained which transformers on the plan would handle areas of growth. Mr. LoChiatto also asked about lighting under multi-purpose covered area. Mr. McMahon stated that it would make sense to add that lighting.

Mike Berry from MUSCO Lighting explained the current targets. Common 80' poles will be utilized for multi-lighting tasks, and 18 fixtures will light the total field. Mr. Berry explained the Light Structure Green System assembly. Each of MUSCO's systems are custom-designed for the field and have a low sky-glow. Controlling systems will be a cabinet at the multi-purpose building and will be accessed with user names and passwords. There is a 25 year warranty, including lamps, spot outages, scheduling tool and system. There are no additional fees.

Mr. LoChiatto questioned the 80' height of the poles as he is concerned with nearby home impact. Mr. Berry explained that taller poles allow installers to direct light downward instead of across. Mr. Berry distributed photos showing the types of lighting being proposed. He explained that new technology allows 40% fewer fixtures to light fields. Mr. LoChiatto questioned lighting toward Johnson's Farm. Mr. McMahon noted that the trees act as buffers and are over 80' tall. Mr. Okerman asked for clarification

of B-5 pole height. Mr. McMahon referred to the handouts for specific information on lighting. Nancy Prendergast asked for lighting costs on lights for parking and walkways. Mr. McMahon stated that he does not have that information yet. Mr. Okerman agreed that motion detectors should be added for skate-park lights. Mr. McMahon added that some lighting options also have cameras installed.

Mrs. Prendergast asked about "lights-out" procedures. Lights will be on timers. Mr. McMahon explained the flexibility of field use with lighting. Safe, controlled playing fields. This will be the only lighted field in town. Mr. Okerman inquired about the Nashua Road field experiment. It was explained that two lights were apparently not enough as they were super bright but could only light a small area. The lighting test was ended due to the inefficiency of the lighting. Griffin Park open times will have to be evaluated by Selectmen. The Recreation Department could also benefit with programs such as movie night. When the lights are off, the park will be closed. The restrooms in the multi-purpose building currently have motion detected lighting. Mr. McMahon credited Al Barlow and the maintenance team for their great work.

The TRC comments were reviewed, no concerns were noted from WFD, the Trails Committee or Highway Safety. The hope is to put the lights in this year. Public input is welcome.

Bruce Breton asked for a letter of overall support of the plan for the first phase of lighting at GP per master plan. Mr. LoChiatto will write the letter.

2010 Town Meeting Proposed Changes

Small Wind Energy Systems:

Mr. LoChiatto mentioned that Neelima Gogumalla provided much of the work on the proposed ordinance. Most requested changes have been incorporated. Mr. LoChiatto observed that section D-6, Shadow Flicker, is interesting in terms of monitoring and enforcement in that the actual flicker amounts to 30 hours a year or 59 minutes a day. He questioned whether that was reasonable. D-11, Underground Conduits was discussed briefly and all agreed on making a provision that all conduits be underground. Pam Skinner motioned to forward ordinance as amended to public hearing. Seconded by Mr. Okerman. (5-0).

Workforce Housing Overlay District:

Mr. LoChiatto thanked Nancy Prendergast and Bev Donovan for their work on the Workforce Housing issue. Mrs. Prendergast stated that the law was cited as often as possible in the proposed document. She explained that research was conducted as to

barriers. She further stated that state law was used where applicable to aid in compliance. The process is outlined for conditional use permits and joint meetings will make the process easier.

Mrs. Prendergast touched upon some of the details in the draft:

Purpose - as outlined in draft.

Authority – does fit within “Inclusionary Zoning” provision.

Applicability – overlay districts as noted in draft. Definitions are as noted in draft.

Definitions – As noted in draft.

Inclusionary Zoning: As defined in NH RSA 674:21 IV(a), it is the land-use control regulations which provide a voluntary incentive or benefit to a property owner in order to induce the property owner to produce housing units which are affordable to persons or families of low or moderate income. Inclusionary zoning includes, but is not limited to density bonuses, growth control exemptions and a streamlined application process.

Mr. LoChiatto questioned where additional provisions would appear. Mrs. Prendergast explained that there is parallel work being done to examine current policy. Mr. LoChiatto wondered whether the document was too restrictive.

Procedure – Applicants will be required to identify the project as Workforce Housing at the beginning of the process.

Final Application Process - Mr. LoChiatto questioned whether the applicant may follow the traditional process – he will check with Laura Scott. He also questioned whether there will be time limits on deed restrictions. Mrs. Prendergast stated that she will look into this further.

Conditions of Approval: as drafted. Mr. LoChiatto questioned the percentage of development that would be allowed or required in a Workforce Housing development. Mrs. Prendergast read the law, NH RSA 674:58-61. Mr. LoChiatto also wondered about incentives.

Development standards were also discussed:

Density – Bruce Breton questioned the 5-acre lot provision. Mrs. Prendergast explained that the applicant may request a Conditional Use Permit, or CUP. She stated that she will re-arrange the bullet points to read better. With regard to lot sizes greater than 15 acres, Mrs. Prendergast asked for guidance on what percentage of the homes should be

Workforce Housing. Mr. LoChiatto stated that the housing needs to fit the character of the neighborhood. He further clarified that we are not talking about low-income housing or “projects” and that Workforce Housing applies to income levels of around 80K. Mr. LoChiatto suggested changing the language to “a minimum of 30% or more...”. Mr. Okerman advised caution against development being 100% WFH.

Mr. LoChiatto opened up the discussion for public comment. Mr. McMahon spoke about the soils-based function, and questioned the requirement of a minimum percentage. He stated that there is less than 1800 acres available for housing in Windham and he questioned the stresses on infrastructure.

Walter Kolodziej joined the meeting at 8:35 p.m.

Mr. Breton reminded the board that we are talking about state soil-based standards. Mr. Breton also said that it is a fallacy that Workforce Housing brings in too many children to the schools. Mrs. Prendergast stated that she and Bev Donovan will be attending a seminar on Workforce Housing and will bring back additional information.

Mr. McMahon questioned how many units must be built. Mrs. Prendergast and Mr. LoChiatto explained that this ordinance is meant to provide the opportunity to build workforce housing. The town is not required to have it built. Mr. Breton pointed out that current build-out analysis is based on current Windham soil-based parameters.

Sue Mesiti asked if there were adjusted taxes for properties, such as in Massachusetts 40-B properties. Mrs. Prendergast stated that Windham is using HUD (Housing and Urban Development) standards. Mr. LoChiatto noted that in NH, towns are left to figure out how to comply with the law. He referenced the “builder’s remedy” under the law.

Bruce Breton referenced Salem’s Ivan Guile project as an example of building an affordable housing development that fits in with the town.

Kristi St. Laurent arrived at 8:55 p.m.

Roads. Mrs. Prendergast will add a bullet with regard to driveways and private roads. Rights Of Way should be built to town standards.

Mr. LoChiatto suggested addressing where incentive language should be inserted. Mrs. Prendergast explained that this ordinance is not going to be similar to the elderly housing ordinance’s language. He then asked about 20’ setbacks between buildings. Mrs. Prendergast will check with Deputy Chief Morgan.

Mr. LoChiatto asked about next steps. Mrs. Prendergast suggested that there be at least one more meeting.

Tony Mesiti spoke about a 40-B project in North Andover and how it affects that town. He offered to show the site to interested members of the board. He stated that in Windham, density bonus is an issue because of lack of sewer. In North Andover, affordable units are mixed in with market rate units and blend in with the development. He would consider developing this type of project in Windham. Mrs. Prendergast asked his thoughts on the 30% cap, which Mr. Mesiti thought it was high. Mr. LoChiatto clarified that that was because you cannot get too many units per lot. His feeling is that without sewer, you would have to be more lenient with amount of units.

Mrs. Prendergast will look into Inclusionary Zoning language appropriateness, the time length of deed restrictions, and the possibility of 25% of dwellings as workforce housing. Mr. LoChiatto suggested taking out the 5-acre lot language. Mrs. Prendergast will check with WFD about 20' minimum distance between units, as well as checking into private roads and drives.

Member updates:

CIP – Rick Okerman stated that the Committee will meet tomorrow night, and will likely start scoring the requests.

At 9:16pm Walter Kolodziej motioned to adjourn, seconded by Rick Okerman. All in favor.

These minutes are respectfully submitted in draft by Bev Donovan.