

**PLANNING BOARD MINUTES  
JANUARY 9, 1998**

ROLL Bruce Richardson-Chairman-Excused Thomas Case-Vice Chairman-Present Bernie Rouillard-  
CALL: Secretary-Present Alan Kachanian-Regular Member-Present Wayne Morris-Regular Member-  
Present John Spinney-Regular Member-Present Cheryl Yennaco-Alternate-Excused David  
Dubay-Alternate-Present Charles Sweetser-Alternate-Excused Margaret Crisler-Selectman-  
Excused Ralph Williams-Selectman's Alternate-Present

The meeting convened at Town Hall, at 7:40 P.M. Mr. Dubay filled in for Mr. Richardson on the Board. Mr. Case extended the gratitude of the Board to Mr. Jack Gattinella for his review of the amendments and suggestions.

**AMENDMENT # 1 - PUBLIC HEARING**

The proposed of this amendment is to avoid placing a house on a lot surrounded by wetlands. Mr. Case read the amendment in its entirety. Mr. Turner explained the need for this amendment. Mr. Peter Zohdi and Mr. Jack Semplenski felt this was a reasonable. Discussion followed on whether this amendment would be more restrictive of allow more development. Mr. Kachanian moved to recommend the amended amendment to move forward to January 28, 1998 and Mr. Dubay. Mr. Rouillard would prefer to maintain the 30,000 square feet of continuous area. Motion passed 4-3.

**AMENDMENT # 5 - PUBLIC HEARING**

Mr. Case read the amendment which would add a section for the calculation of the number or residential units in a manufactured home park. Mr. Turner addressed the common open space. The only area in town which allows this type of development is on Mammoth Road. Atty. Bill Mason addressed the need for affordable housing. Mr. Rouillard motioned to move the amended amendment to January 28, 1998 for public hearing and Mr. Williams seconded. Passed 6-1.

**AMENDMENT # 6 - PUBLIC HEARING**

Mr. Case read the amendment and Mr. Turner explained the need to restrict the number of towers and avoid tower farms. The original tower ordinance was written by Mr. Bob Skinner and has served Windham well. Mr. Skinner recommended the addition of calculation of radiation. Mr. Williams motioned to move the amendment as amended and Mr. Morris seconded. Discussion followed on measuring radiation at the lot line and Motorola is currently taking measurements. The motion passed unanimously.

**AMENDMENT # 12 - PUBLIC HEARING**

This amendment would require 1,500 feet distance between automobile sales lots to avoid a concentration of this use in one area. Mr. Turner explained the need to eliminate the density of automobile sales lots. Mr. Williams moved the amendment as amended and Mr. Rouillard seconded. Passed unanimously.

**AMENDMENT # 13 - PUBLIC HEARING**

This amendment would eliminate gas stations and manufacturing facilities from the Canobie

Lake and Cobbetts Pond watershed. Mr. Morris felt this area should be left as open space. Mr. John Walters addressed the need for a plan on this parcel that could possibly generate bringing in the sewer from Salem. Mr. Williams felt the re-zoning of property should be for the benefit of the whole town not just one owner. Mr. Williams motioned to strike amendment 13 and Mr. Dubay seconded. Passed unanimously.

#### **AMENDMENT # 14 - PUBLIC HEARING**

Mr. Williams motioned to accept the amendment as written with the change of variance to waiver and Mr. Morris seconded. Mr. Case commented on several changes, one of which was to not charge seasonal conversions an impact fee. Mr. Roger Hohenberger spoke on behalf of the amendment and concurred seasonal conversions should not be charged the impact fee. Mr. Hohenberger thanked the Planning Board for bringing the amendment forward. Mr. Gattinella spoke to the quality of the document. Mrs. Margaret Case questioned the administrative costs. Mr. Charlie McMahon spoke in opposition of the amendment along with Paul Trembley, Eric Nickerson, Jack Semplenski and Everett Ryan. Mr. Williams motioned to expand his motion to take in all cosmetic changes and Mr. Morris seconded. Motion passed 4-3.

#### **AMENDMENT # 15 - PUBLIC HEARING**

This amendment would eliminate the additional frontage requirement for multi-family projects. Mr. Williams motioned to strike this amendment and Mr. Kachanian seconded. Passed.

#### **BOCA CODE AMENDMENT - PUBLIC HEARING**

This article would adopt the 1996 BOCA National Building Code as the Windham Building Code. Mr. Williams motioned to move the article and Mr. Spinney seconded. Passed unanimously.

Meeting adjourned 12:45 P.M.

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