

**PLANNING BOARD MINUTES  
DECEMBER 8, 1999**

**ROLL CALL:**

Keith Goldstein-Chairman-Present  
Russell Wilder-Vice Chairman-Present  
Annette Stoller-Secretary-Present  
Margaret Crisler-Selectman- Present  
Galen Stearns-Selectmen's Alternate-Present  
Walter Kolodziej-Regular Member-Present  
Wayne Morris-Regular Member-Present  
Bernie Rouillard-Regular Member-Excused  
Alan Carpenter-Alternate-Excused  
Fred Noyles-Alternate-Present  
Betty Dunn-Alternate-Present

GUESTS: Jack Gatinella, Tom Case

An updated memo from Mr. Turner regarding the potential zoning amendments was distributed for discussion.

Mr. Morris made a motion to add the word "pedestrian" before the word trail to section 601.3.7, seconded by Mr. Noyles. Passed 7-0.

Board discussion ensued in regards to catch basins and WWPD definitions. Mrs. Dunn made a motion to accept the definition of WWPD to include "Roads, drainage culverts, or other man-made features do not constitute an interruption in the delineation of the WWPD.", seconded by Mr. Morris. Passed 7-0.

Ms. Stoller made a motion to have the Village Center District zoning to read as follows: Village Center District - Amend section 612, Village Center District by adding the following section; 612.3.11 The front yard setback from Route 111 right of way shall be a minimum of fifty (50) feet; additions to existing buildings will be limited to not more than 100% of the footprint existing at the time of the adoption and this ordinance. These additions may not encroach further than the existing buildings referred to, seconded by Mr. Noyles. Board discussion ensued. Mr. Noyles motioned to move the question, seconded by Ms. Stoller. Passed 5-2. Mr. Morris and Mrs. Crisler opposed. Vote on the original motion passed 6-1. Ms. Dunn opposed.

Ms. Dunn made a motion to change the Signs Regulations as follows: Signs Regulations - Amend section 706.5.4 of the General Sign Regulations by deleting all the words and numbers in this section and inserting the following; "The illumination of signs shall be done in a manner so as not to create unsafe conditions such as distracting and/or partially blinding motorists or pedestrians. Sign illumination shall not create a nuisance to abutting property owners or to the general public. No electronic changing copy or print signs will be allowed. The illumination of signs in the Neighborhood Business District is permitted from one hour

before dawn until ten (10) o'clock P.M.", seconded by Mr. Morris. Passes 7-0.

Mr. Wilder arrived and took his place on the Board. Mr. Noyles stepped down.

Mr. Turner explained the zoning for the Professional, Business, and Technology District. Board discussion ensued regarding variances and the current zoning of the Wall Street area. Mr. Turner then read the changes to the Professional, Business, and Technology District from the previous evening's meeting.

Ms. Stoller made a motion to reconsider the amendments to the zoning district map. No second.

Ms. Dunn made a motion to go forward to public hearing as amended, seconded by Mr. Wilder. Passed 5-2. Mr. Goldstein and Ms. Stoller opposed.

Mr. Gatinella reported on the Senior Housing Overlay District. Board discussion ensued regarding affordable housing, potential apartment buildings. Tom Case joined the meeting as a guest. Discussion continued regarding the definitions of senior, elderly, affordable housing, low-income housing, and development density.

Mr. Kolodziej made a motion to avail ourselves to the Rockingham Planning Commission to look at the ordinances, seconded by Mrs. Crisler. Mr. Kolodziej motioned to move the question. Did not pass 3-4. Mr. Goldstein, Ms. Stoller, Ms. Dunn, and Mr. Morris opposed. Discussion continued. Mr. Kolodziej made a motion to table his original motion and the discussion to a later date, seconded by Mrs. Crisler. Passed 4-3. Motion was made by Mrs. Crisler to reconsider the motion. Passed 5-2. Ms. Dunn and Mr. Kolodziej opposed. A revote on the original motion to not send the ordinance to the Rockingham Planning Commission and table the discussion to a later date. Passed 4-3.

Ms. Dunn made a motion to change the cap from 4% to 20%, seconded by Mr. Morris. Board discussion followed. Mr. Kolodziej made a motion to move the question, seconded by Ms. Crisler. Passed 7-0. Vote on motion passed 4-3. Mr. Wilder, Mr. Kolodziej, and Mrs. Crisler opposed.

Mr. Wilder made a motion to insert into 610.3.1 the definition of elderly as persons 62 years of age or older, renumbering the elderly housing section, and striking 610.4.1.21 and leaving it as reserved, seconded by Mr. Morris. Passes 6-0-1. Mr. Kolodziej abstained.

Mr. Morris made a motion to add Village Center Historic District to 610.1, seconded by Mr. Wilder. Passed 7-0.

Board discussed affordability and cost-of-living index.

Mr. Wilder made a motion to amend 610.2.1 by adding "and shall remain affordable." Passed 5-2. Ms. Dunn and Mr. Kolodziej opposed. Mr. Wilder made a motion to move elderly housing forward as amended for public hearing. Passed 6-1. Mr. Kolodziej opposed.

Mrs. Crisler made a motion to adjourn, seconded by Mr. Kolodziej. Mrs. Crisler tabled the motion.

Mr. Turner offered 3 Historic District changes as follows: 1. Amend the Historic District Ordinance section 111A membership qualifications, Term, Vacancies by adding the words "and up to two alternates members." to the first sentence; 2. And amend this paragraph by deleting the words "and shall serve no more than two (2) successive terms." from the second to last paragraph; 3. And amend section III C2 Power and Duties by deleting the words "Residential" and "other than individual residences". Mr. Morris made a motion to approve the language for the Historic District, seconded by Mr. Wilder. Mr. Kolodziej made a motion to move the motion, seconded by Mr. Morris. Passed 6-1. Ms. Stoller opposed. Vote on original motion passed 7-0.

Board discussion of land uses ensued. Ms. Dunn made a motion to amend the Historic District Ordinance by adding a new section titled: VII Allowed Uses. The following are land uses allowed in the Historic District: municipal uses, professional offices, meeting halls, religious facilities, and single family residences. Passed 7-0.

### **ROAD BONDS:**

Mr. Turner reported that Squire Armour Road has been inspected and ready for a bond reduction. The Town has escrowed \$42,600 and recommends partial release of \$15,840 and retain \$26,760 for the remainder of the project.

Mr. Turner reported that Partridge Road and Quail Run Road has been inspected and ready for a bond reduction. The Town has escrowed \$62,712 and recommends partial release of \$27,312 and retain \$35,400 for the remainder of the project.

Mr. Turner reported that Partridge Road has been inspected and ready for a bond reduction. The town has escrowed \$87,200 and recommends a partial release of \$39,680 and retaining \$47,520 for the remainder of the project.

Mr. Turner reported that improvements on Morrison Road have been inspected and ready for a bond reduction. The Town has escrowed \$43,080 and recommends partial release of \$39,360 and retain \$3,720 for the remainder of the project.

Mr. Kolodziej motioned to release and retain the bond amounts stated and Ms. Dunn seconded. Passed 7-0.

Discussion ensued regarding public hearing dates for the zoning amendments. The first public hearing will be December 20. The second public hearing will be January 12.

Mrs. Crisler brought her motion to adjourn from the table, seconded by Ms. Dunn. Passed 7-0.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted,  
Nancy Charland