

**PLANNING BOARD
WORKSHOP MINUTES
APRIL 14, 2004**

ROLL CALL:

Lee Maloney, Chairman – Present
Ross McLeod, Secretary – Present
Pamela Skinner, Regular Member – Present
Phil LoChiatto, Alternate – Present

Nancy Prendergast, Vice Chairman – Present
Walter Kolodziej, Regular Member – Excused
Roy Dennehy, Regular Member – Excused
Bruce Breton, Selectmen – Present
Chris Doyle, Selectmen Alternate – Excused

OTHER ATTENDEES:

Al Turner and Rebecca Way – Planning & Development Office
Nancy Colbert – Taintor & Associates

Ms. Maloney opened the meeting at 7:30 pm. Mr. LoChiatto replaced Mr. Kolodziej.

MINUTES:

- *Motion by Mrs. Prendergast to approve the April 7, 2004 meeting minutes, seconded by Mr. Breton. Approved 6:0.*

CORRESPONDENCE:

- Letter from CLD Engineers, regarding Lamplighter Village, requesting a change in the approved site plan to allow use of standard steel guardrails instead of metal-backed wood. Discussion: minor change, comparable to recently approved request at Castle Reach, speed, safety, aesthetics.

Mr. LoChiatto motioned to approve the minor change to the approved site plan, granting the use of weathering steel guardrail instead of metal-backed wood. Seconded by Mrs. Prendergast. Approved 6:0.

PUBLIC MATTERS:

Master Plan

Nancy Colbert of Taintor & Associates discussed the Visioning Session to be held on May 12th, from 7-9pm (also the next meeting on the Master Plan). Discussion ensued about the public participation process, as detailed on her handouts.

Initial topic meetings (7:00pm start times) and Board involvement: May 20 – Natural and Cultural Resources (Skinner); May 20 – Recreation (McLeod, Breton); May 26 – Economic Development & Transportation (LoChiatto); June 9 – Housing and Land Use (Prendergast); July 14 – Utilities and Community Facilities (Breton).

ROAD BONDS:

- *Motion by Mr. McLeod to accept the road bond in the amount of \$151,377 for Cristy Road extension; project owner: Mountain Home Builders. Seconded by Mrs. Prendergast. Approved 5:0:1; Mr. Breton abstained.*

CORRESPONDENCE:

- Letter from Conservation Commission authorizing Lisa Linowes to represent their views about Pine Hill Road.
- Letter from Barlo Signs regarding a sign at 61 Indian Rock Road. Board opted for standard site plan review.
- Letter from Richard Messina concerning the motel at 43 Rockingham Road and Jones Road. Staff to review.
- Flyer from Global Community Initiatives for “Sustainable Communities ‘04”.

**Town of Windham
New Hampshire**

- Telecommunications tower notice from Newmarket, NH; meeting on April 20.
- Notice form Board of Selectmen seeking input for the skateboard park at Griffin Park.

OLD/NEW BUSINESS:

- Mr. Breton provided the Board with an update on the Board of Selectmen's Strategic Plan.
- *Motion by Mr. Breton to approve naming Jenny Hill Road from the roundabout, northerly to its terminus, as Ironwood Road, in light of the distinguishing physical characteristics and the Highway Safety meeting of December 9, 2003. Staff to issue notice. Seconded by Ms. Skinner. Approved 6:0.*
- Mr. Breton described a potential soccer field next to the Park 'n Ride; Representative McMahon assisting in discussions at the state level.

BOS Request for Planning Board Input: Pine Hill Road Reclassification

Continuation of discussion from March 31st meeting. Discussion: BOS request for Planning Board as well as Conservation Commission input; multiple site walks; administrative step for BOS before any planning steps that represent engineering efforts for review; such a step does not mean that the road will or will not be ultimately improved; Planning Board's role is to present a planning-related perspective to the process.

Motion by Mr. McLeod to notify the BOS that the Planning Board endorses the reclassification of Pine Hill Road from Class VI to Class V for the following reasons:

- *BOS asked the state for consideration of this (letter of Dec 6, 2002)*
- *Asked for as part of Sheffield Road extension/Butterfield Estates (Sep '03)*
- *Master Plan*
- *Connection between North Lowell and Wall Street*
- *Tax-base enhancement of Wall Street property values*
- *Safety (decreased traffic and congestion through town center; consideration of facilities, intersection, events, and accidents)*

Second by Ms. Prendergast. Discussion ensued. Motion withdrawn.

Public discussion from Lisa Linowes, Conservation Commission, Mark West, West Environmental, and Dennis Senibaldi, 20 Partridge Road. Topics included: wet surface conditions; wildlife; existing road condition; Prime Wetlands designation; alternative layouts, Presidential Estates.

Board discussion ensued: RSA 231:8 (demonstration of occasion); RSA 231:12 (layout flexibility); joint agreement of BOS, Planning Board, and Conservation Commission; area not listed for Conservation Commission purchase; existence and importance of wetlands in the vicinity of the road not in question; process and roles of BOS and Planning Board; next steps of planning and engineering; state efforts; potential of state to work with the town if this is supported, versus not supported.

Motion restated by Mr. McLeod. Seconded by Mrs. Prendergast. Approved 4:0:2; Mr. Breton and Ms. Skinner abstained. Discussion ensued. Vote changed to 4:1:1; Ms. Skinner opposed and Mr. Breton abstained.

Motion to adjourn by Mr. McLeod, seconded by Mr. Breton. Approved 6:0. Meeting adjourned at 10:10 pm.

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