

**PLANNING BOARD MINUTES
OCTOBER 20, 2004**

ROLL CALL:

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|------------------------------------------|--------------------------------------------|
| Lee Maloney, Chairman – Present | Nancy Prendergast, Vice Chairman – Present |
| Ross McLeod, Secretary – Excused | Walter Kolodziej, Regular Member – Excused |
| Phil LoChiatto, Regular Member – Present | Pam Skinner, Regular Member – Present |
| Bruce Breton, Selectmen – Present | Chris Doyle, Selectmen Alternate – Excused |

STAFF:

Al Turner, Director of Planning and Development – Present
Rebecca Way, Town Planner – Present

Ms. Maloney opened the meeting at 7:30 pm.

MINUTES:

- Mr. Breton motioned to approve the October 6 minutes. Mr. LoChiatto seconded. Passed 5-0.

CORRESPONDENCE:

- RPC Statewide Transportation Plan meeting notice;
- NH DOT Community Technical Assistance Program (CTAP);
- Guide to Legislative Advocacy for Local Officials booklet;
- NH DES site specific application;
- Letter regarding Village Center District development standards;
- SPACE Conserve Our Environment assistance grants;
- Letter regarding Sheffield community well. Sheffield residents: Lack of water, water pressure, water delivery amounts. Discussion: Average use of water, community well approval, sprinkler systems, Board of Health jurisdiction, meters, residents hire a consultant to evaluate the system, Pennichuck involvement, sprinkler systems. Mr. Peter Zohdi, Herbert Associates: consumption water, resident options.

PUBLIC MATTERS:

Waters Edge Road Relocation (17-J-90A-E) – Public Hearing

Waters Edge Road

Mr. Turner: plan overview, zoning variances, plan is complete. Mr. Breton motioned to accept for public hearing. Mr. LoChiatto seconded. Passed 5-0. Discussion: road remaining where it is. Mr. LoChiatto motioned to approve the relocation of the right-of-way as per the relocation plan dated 12/10/03. Mr. Breton seconded. Passed 5-0.

North Lowell Residential Site Plan (11-A-580) – Public Discussion

1 North Lowell Road

Mr. Turner: Village Center District workshop meeting on Oct 28. Mr. Mark Gross, MHF Design: Village Center master plan, access points, residential neighborhood design, smaller homes, downtown two-story area, town common, residential/retail/office development, amphitheater, ponds, Wilton area residential development, entrance, sidewalks, parking, New England style homes, cobblestone, small roads, turnaround, site plan. Mr. LoChiatto motioned to continue to Thursday, October 28 at 7:00 pm at the Town Hall. Mr. Breton seconded. Passed 5-0.

Gendron Subdivision – 2 lots (14-A-300) Public Hearing

16 Bridle Bridge Road

Mr. Turner: plan is complete. Mr. Breton motioned to accept the plan and move to November 3. Ms. Skinner seconded. Passed 5-0.

Bear Hill Ext Open Space Subdivision – 22 lots (20-E-250, 255, & 20-D-307) – Public Hearing
Bear Hill and Lowell Roads

Mr. Turner: plan is complete. Mr. Breton motioned to accept for public hearing and move to November 3. Ms Skinner seconded. Passed 5-0.

Shaws Supermarket Site Plan (11-C-950) – Public Hearing
43 Indian Rock Road

Mr. Turner: plan is complete. Mr. Breton motioned to accept for public hearing and continue to Nov 3. Ms. Skinner seconded. Passed 5-0.

Gendron Subdivision – 2 lots (14-A-300) Public Hearing
16 Bridle Bridge Road

Ms. Skinner motioned to reconsider the public hearing of the Gendron Subdivision. Mr. LoChiatto seconded. Passed 5-0. Mr. Turner: overview of plan, conditions of approval, school impact fees. Mr. Zohdi: acreage, compliance. Discussion: house and septic location, flood zone. Mr. Breton motioned to approve with the following conditions: boundaries to be set , lot 14-A-301 subject to school impact fees payable under Section 715 and 718 of the Windham Zoning Ordinance. Mr. LoChiatto seconded. Passed 5-0.

Mr. Breton motioned to adjourn. Ms. Skinner seconded. Passed 5-0. Meeting adjourned 9:00 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Nancy Charland