

**PLANNING BOARD  
WORKSHOP MINUTES  
FEBRUARY 23, 2005**

**ROLL CALL:**

Lee Maloney, Chairman – Present  
Ross McLeod, Secretary – Present  
Pamela Skinner, Regular Member – Present  
Bruce Breton, Selectmen – Absent

Nancy Prendergast, Vice Chairman – Excused  
Walter Kolodziej, Regular Member – Present  
Phil LoChiatto, Regular Member – Present  
Chris Doyle, Selectmen Alternate – Absent

**OTHER ATTENDEES:**

Al Turner – Director of Planning & Development  
Rebecca Way – Planning & Development Office

*Ms. Maloney opened the meeting at 7:30 pm. Ms. Post was seated for Ms. Prendergast.*

**MINUTES:**

- Motion by Ms. Skinner to approve the Feb 2, 2005 minutes. Seconded by Mr. Kolodziej. Approved 6:0. *Mr. Breton was seated.*

On behalf of the Board of Selectmen, Mr. Breton presented a certificate of appreciation to Chairman Maloney for her service.

- Motion by Mr. McLeod to approve the Feb 16, 2005 minutes as amended. Seconded by Mr. Kolodziej. Approved 7:0.

**CORRESPONDENCE:**

- Photo of trail marker between Candlewood and Canterbury Roads.
- Salem-Plaistow MPO TIP flyer and long-range project plan.

**OLD/NEW BUSINESS:**

- Johnny Hill Road Site Walk, Feb 26, 9:00 am; Bear Hill and Heritage Hill Road intersection.
- Clarke Farm (south) Site Walk, Mar 12, 9:00 am; Ridgmont and Faith Road intersection.

**PUBLIC MATTERS:**

**Village District Site Plan Regulations**

Staff discussion: Dependency on Town Amendment 8; public hearing after Town Meeting; vision; intent and purpose. Public input: Margaret Crisler, Sunridge Road: style; sprinklers; fire safety. Mel Greenberg, Shamrock Road: hours of operation; impacts. Karl Dubay, Telo Road: lighting. Board discussion: Change of Public Hearing to Public Discussion; walkable; public spaces; well-integrated mixed-use; physical plan versus operational use; historic buildings; architecture; visibility; colors; § 1306.2; unobtrusive transformer box location; rights-of-way; connectivity. After working through § 1310.1 and § 1310.2, the Board decided to continue working on these proposed regulations March 9<sup>th</sup>, at 7:30. *Mr. Kolodziej left the Board.*

**Master Plan**

Nancy Colbert, Taintor & Associates: Update on public input for the goals, objectives, and strategies; stepped the Board through proposed language changes to the objectives and strategies; Board to complete their rankings of strategies; next meeting March 9<sup>th</sup>.

*Motion to adjourn by Mr. LoChiatto, seconded by Mr. McLeod. Approved 6:0. Meeting adjourned at 10:50 pm.*

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