

PLANNING BOARD MINUTES
May 25, 2005 Workshop

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Present
Bruce Breton, Selectmen Member – Present

Ross McLeod, Vice Chairman – Present
Walter Kolodziej, Regular Member – Excused
Pam Skinner, Regular Member – Present
Margaret Crisler, Selectmen Alternate – Present but
not seated

STAFF:

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

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

MINUTES:

- Mr. LoChiatto motioned to approve the May 18, 2005 minutes. Ms. Skinner seconded. Passed 6-0.

CORRESPONDENCE:

- Request for Road Bond for Mitchell Pond Road Extension. Discussion regarding adequacy of cistern. Fire Department needs to inspect for their approval. Motion by Ms. Skinner to release \$74,674 (retain \$60,226). Seconded by Mr. LoChiatto. Passed 5/0/1, Mr. Breton abstaining;
- Letter from the NH DOT regarding informational meeting regarding the 4' bike shoulders on Lowell Road for May 26 at 7:00 pm;
- Request for acceptance of bond for repairs to retaining wall at Fox Crossing. Motion by Mr. McLeod to accept bond in the amount of \$15,450. Seconded by Ms. Skinner. Passed 5/0/1, Mr. Breton abstaining;
- Letter indicating that Lee Maloney has been appointed to Rockingham County Planning Commission by the BOS;
- Certified letter from Mr. and Mrs. Peard at 20 Stockman Road regarding recent testing of their well, septic system, and water table prior to anticipated blasting in their area, requesting advice on precautions to avoid adverse effects.

OLD/NEW BUSINESS:

- Request from David Sullivan, Town Administrator, on behalf of BOS, for building permit at 9 Fourth Street (Joel Burdette and Gretchen Kimball) following ZBA approval regarding setbacks, seasonal conversion. Motion by Mr. McLeod to inform the Selectman that the Planning Board would like to have the Selectmen request the applicant to provide a plan for emergency vehicle access during construction, the ability to maintain a through travel way, a plan for material staging, and obtain comments from the police and fire departments. Mr. LoChiatto seconded. Passed 5/0/1, Mr. Breton abstaining;
- Letter from Rockingham Planning Commission regarding municipal board training sessions on June 15 (wetlands) and June 22 (regional projects and groundwater sustainability);
- Communication from HDC. Ms. Crisler is now a member and can report to the Planning Board periodically. Ms. Skinner may seek membership also;
- Staff report on progress toward completion of the Master Plan. An executive summary is being prepared. When it is ready, copies of the Master Plan and Executive Summary will be available at Town Hall, the library, and on the town's website.

PLANNING BOARD OBJECTIVES:

- A list of topics was distributed and discussed. Planning Board members will review these topics on their own for prioritization, possible addition of new topics, and further discussion on June 8.
Suggested topics included:
 - Lot Line Merger Regulations
 - Village Center District

- Master Plan Implementation
- Impact Fee Study
- Elderly Housing Ordinance
- Energy Plan/Green Building
- Source Water Protection Plan
- Fence Ordinance
- Stormwater Site/Subdivision Design Regulations
- Open Space Development
- Workforce Housing for municipal employees
- Economic Development
- Route 111 Corridor Study
- Map Rezoning
- WWPD
- Revisions to Site Plan and Subdivision Regulations
- Improving Public Information/Communications

CIP

Discussion regarding expiration of some CIP members' terms and need for appointments in the relatively near future.

Motion by Mr. LoChiatto to adjourn at 9:20 p.m. Seconded by Mr. McLeod. Passed 6/0.

Respectfully submitted,

Ruth-Ellen Post
Planning Board Secretary

**This is a draft, not yet reviewed or approved
by the Planning Board**