

## PLANNING BOARD MINUTES

June 8, 2005

### ROLL CALL:

Nancy Prendergast, Chairman – Present  
Ruth-Ellen Post, Secretary – Present  
Bruce Breton, Selectmen Member – Present  
Walter Kolodziej, Regular Member – Present  
after 8:30 p.m.

Ross McLeod, Vice Chairman – Present  
Phil LoChiato, Regular Member – Present  
Margaret Crisler, Selectmen Alternate – Excused  
Pam Skinner, Regular Member – Present

### STAFF:

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

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

### CORRESPONDENCE:

- Letter from applicant requesting continuance of Spruce Pond II discussion to June 22, 2005. Mr. McLeod motioned to continue to that date. Ms. Skinner seconded. Motion passed 6-0;
- Letter from DHB Homebuilders regarding Fieldstone Woods Subdivision requesting change to guard rail from wood to rusty brown steel on Appleton, Poplar, Sagamore, and Butternut Roads. Motion by Mr. McLeod to approve the requested change as a minor change to site plan approval consistent with prior Planning Board approval. Seconded by Mr. LoChiato. Motion passed 6-0;
- Letter from Rebecca Way to Rockingham Regional Planning Commission and the Southern New Hampshire Planning Commission regarding Spruce Pond Open Space Subdivision citing potential for regional impact and notifying these agencies as abutters for subsequent Planning Board submissions on this matter.

### OLD/NEW BUSINESS:

- Site walk at Flat Rock Road, proposed entrance/exit for commercial development at Millstone, scheduled for June 15 at 6:30 pm. Proposed driveway has been flagged;
- Proposed summary of Planning Board matters for the last quarter prepared by Ms. Prendergast for publication in the Windham Independent was reviewed and approved by consensus.

### PLANNING BOARD OBJECTIVES:

The Board reviewed the 16 items proposed at the last workshop. Each Board and Staff member was polled regarding his or her “top five” for prioritizing. The results, in order of priority, were: 1) Village Center District; 2) Elderly Housing Ordinance; 3) Impact Fee Study; 4) Open Space Development; 5) Route 111 Corridor Study.

The following workshop schedule was proposed: June 22: Spruce Pond and Lot Line Merger Regulations; June 29: No meeting; July 13: Lot Line Merger Regulations (if more time needed) with Village Center as main topic; July 27: Village Center District; August 10: Elderly Housing and Open Space Development; August 24: Elderly Housing; August 31: Impact Fees.

### Capital Improvement Program Subcommittee

The terms of seven members expire this month. Mr. LoChiato and Mr. Kolodziej were appointed as Planning Board members of the committee. The School Board will be asked to recommend two members. The two Board of Selectmen representatives on the committee will continue without change. Jack Merchant will be contacted to see if he seeks reappointment as citizen appointee for another term. Remaining two citizen appointees (terms not expiring) will be contacted to verify their continued service on this committee.

Motion by Mr. LoChiato to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned at 9:40 pm.  
Respectfully submitted,  
Ruth-Ellen Post, Planning Board Secretary