

PLANNING BOARD MINUTES

July 27, 2005

ROLL CALL:

Nancy Prendergast, Chairman – Excused
Ruth-Ellen Post, Secretary – Present
Phil LoChiatto, Regular Member – Present
Steven Griffis, Alternate – Present
Margaret Crisler, Selectmen Member – Present

Ross McLeod, Vice Chairman – Present
Walter Kolodziej, Regular Member – Excused
Pam Skinner, Regular Member – Excused
Rick Okerman, Alternate – Present
Alan Carpenter, Selectmen Alternate – Excused

STAFF:

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

Mr. McLeod opened the meeting at 7:30 pm. Mr. McLeod acted as Chairman. Mr. Okerman replaced Ms. Prendergast and Mr. Griffis replaced Mr. Kolodziej.

CORRESPONDENCE:

- Letter from RK Associates regarding a change to the Shaw's sign. Mr. David Baker: Presented details. Staff: Design change still meets regulation. Mrs. Crisler motioned to approve the sign change as shown as a minor change. Mr. Okerman seconded. Passed 5-0-1. Mr. LoChiatto abstained.

MINUTES:

- Mrs. Crisler motioned to approve the July 20 minutes. Mr. Griffis seconded. Passed 5-0-1. Mr. LoChiatto abstained;
- Mr. LoChiatto motioned to approve the July 23 site walk minutes, amended to identify High Pointe East Subdivision" as the site walked. Mrs. Crisler seconded. Passed 5-0-1. Mr. LoChiatto abstained.

CORRESPONDENCE (continued):

- Copy of letter to the Windham Independent from Ms. Post about resuming publication of Planning Board minutes in the newspaper;
- Notice from RPC regarding Planning Assistance Grant Funds;
- Letter from Captain Yatsevich regarding the Rt 111 by-pass construction, to begin within the next week or two. Two lanes to remain open throughout construction;
- Sign application for Happy Feet Dance School located at the Village Green Plaza. Mr. LoChiatto motioned to approve the sign application as shown. Ms. Post seconded. Passed 6-0;
- Sign application for Citizens Bank to revise corporate logo. Staff reported that the proposed sign still meets regulations. Mr. LoChiatto motioned to approve the sign application as a minor change. Mr. Okerman seconded. Passed 6-0;
- Letter of interest for an alternate position with the Planning Board from Neelima Gogumalla. Invite to August 3 meeting at 7:30 pm. Discussion: Current rules regarding Planning Board Alternates: up to four may be appointed, not including the Selectman's Alternate, who is chosen by the Board of Selectmen. We currently have two Planning Board Alternates (in addition to Selectman's Alternate).

WORKSHOP DISCUSSION:

Discussion: Master Plan Summary, 8 ½ x 11 booklet with maps, bullet lists, chart on protected growth, graphics, addresses each major category.

Discussion of the Village Center District: Mixed use, buildings vs. land, office and retail space, buffers along Rt 111, no strip mall development, street tree planting program, Rt 111 by-pass and town center redesign, 50' buffer from the right-of-way, TIF District, Town Green, long-term plan, 20 years for Rt 111 by-pass; reuse of historic buildings on Rt 111, connection to Eastwood Road, building mass, Master Plan map and right-of-way locations, continue discussion to August 10.

Mr. LoChiatto motioned to adjourn. Mr. Griffis seconded. Passed 6-0. Meeting adjourned at 9:50 pm.

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

Respectfully submitted, Nancy Charland