

PLANNING BOARD WORKSHOP MINUTES
February 8, 2006

ROLL CALL:

Nancy Prendergast, Chairman – Present
Ruth-Ellen Post, Secretary – Excused
Phil LoChiatto, Regular Member – Excused
Neelima Gogumalla, Alternate – Present
Rick Okerman, Alternate – Present
Alan Carpenter, Selectmen Alternate – Excused

Ross McLeod, Vice Chairman – Excused
Walter Kolodziej, Regular Member – Present
Pam Skinner, Regular Member – Present
Steven Griffis, Alternate – Present
Margaret Crisler, Selectmen Member – Present

STAFF:

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

OTHERS PRESENT:

Bill Cass, NH DOT
Pete Stamnas, NH DOT

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

BOARD DISCUSSION WITH NH DOT REGARDING PROPOSED RELOCATION OF ROUTE 111.

- Letter from Ms. Prendergast to Mr. Cass with list of itemized issues. The points to be discussed include: 1) The proposed Route 111 relocation from Exit 3 to Wall Street should not be moved any farther north. Relocating northerly would encroach upon Windham's prime commercially developable land. 2) The land located south of the relocated Route 111 should be rezoned to Professional Business and Technology District in anticipation of the dead end road (the present Route 111), to avoid sprawl type development and to reflect the current use of the properties. 3) One northerly curb cut should be allowed along the relocated Route 111 to promote economic development of the land north of this road. This curb cut would allow an access road to be built through our Business and Technology District with connection to Wall Street. 4) The current intersection improvements at Wall Street should be utilized as much as possible to avoid encroachment into the existing park and ride area, which is a highly developable piece of property. 5) The Planning Board would also like to take this opportunity to discuss with you our plans for the Village Center District, which is centrally located in Windham along Route 111.
- 2007 — next phase of project; 2008 — construction, median and relocation to north.
- Limited access to the south on Rt 111, north side, controlled curb cut, one shared point of access, midway between exit 3 and Wall Street, progression of traffic, synchronized signalization, concerned about number of signals along Rt 111, right turn only into Lowes site.
- Shared access with cross easements through the properties to the north or Rt 111.
- Cul-de-sac ending instead of a turn around hammerhead at existing Rt 111.
- Emergency access to proposed dead end road near Castleton.
- Wall Street connection to Pine Hill Road and/or to North Lowell Road and Londonderry Road.
- RPC traffic corridor study of the Pine Hill Road connection.
- Corporate headquarters and office parks, Town would like to see land developed for Professional Business and Technology uses.
- Development that would provide high quality jobs for Windham residents.

BONDS:

- Flat Rock Road final release of \$12,800. Mr. Kolodziej motioned to approve the release and recommend to the Board of Selectmen that they hold a public hearing to accept as a town road. Ms.

Skinner seconded. Passed 6-0-1. Mrs. Crisler abstained;

- Searles and Mockingbird Hill Road final release \$130,612. Mr. Kolodziej motioned to approve. Ms. Skinner seconded. Passed 7-0. Mr. Kolodziej motioned to recommend to the Board of Selectmen to accept Searles Road from station 28+00 to station 42+84.54 and Mockingbird Hill Road from station 26+00 to 67+84.01 as town roads. Ms. Skinner seconded. Passed 6-0-1. Mrs. Crisler abstained.

Mr. Kolodziej motioned to adjourn. Mr. Okerman seconded. Passed 7-0. Meeting adjourned at 9:25 pm.

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

Respectfully submitted, Nancy Charland