

PLANNING BOARD MINUTES
February 22, 2006

ROLL CALL:

Nancy Prendergast, Chair – Present	Phil LoChiatto, Regular Member – Excused
Ross McLeod, Vice Chair – Present, not seated	Walter Kolodziej, Regular Member – Excused
Ruth-Ellen Post, Secretary – Present	Pam Skinner, Regular Member – Present
Margaret Crisler, Selectman Member – Present	Steve Griffis, Alternate – Present
Neelima Gogumalla, Alternate – Present	Rick Okerman, Alternate – Present
Alan Carpenter, Selectman Alternate – Excused	

STAFF:

Al Turner, Director of Planning and Development – Present
Rebecca Hebert, Town Planner – Excused
Rex Norman, Town Assessor

Ms. Prendergast opened the meeting at 7:30 p.m. Mr. Griffis replaced Mr. LoChiatto. Mr. Okerman replaced Mr. Kolodziej. Ms. Gogumalla replaced Mr. McLeod.

OLD/NEW BUSINESS:

EXECUTIVE SUMMARY OF MASTER PLAN is now available to residents and the public. Copies were distributed to the Board.

PROPOSED LOT MERGER REGULATIONS

Letter and proposed regulations for lot mergers (“Draft #3), prepared by Attorney Campbell, were reviewed. Discussion: Mr. Norman provided background information regarding value of tax map as guide for lots’ historical existence; it is desirable for old “coffee lots” to be consolidated to become saleable and buildable; Attorney Campbell recommends against Planning Board adoption of tax map but it is possible that this may be done by Town Meeting; main change in Draft #3 is the requirement of attorney review of title history, etc., either by applicants’ own attorney or, if they have none, by Town Attorney for a flat fee per lot merged; merger of split-zoned lots allowable but will require either petition for rezoning one lot to residential or application for commercial development; current ordinance requires setback from zoning district line, typically resulting in “excess land.”

Motion by Mrs. Crisler to move Attorney Campbell’s “Draft #3” proposed lot merger regulations, including the proposed application form identified as “Exhibit A,” to public hearing on March 15 at 7:30 p.m. Motion seconded by Ms. Post and passed 6/0/1 with Ms. Gogumalla abstaining.

Mr. McLeod arrived at about 8:15 p.m. and was not seated.

PROPOSED DRIVEWAY ORDINANCE

An early draft of ordinance regulating driveways, prepared by Mr. Turner, was reviewed. Discussion: such regulation is required by RSA 236:13; existing ordinance is decades old and needs updating, NFPA fire regulations apply to driveways over 100 feet in length; slopes, width, and clear areas are safety issues; drainage is also a concern; more exact specifications will be recommended after additional study; ordinance applies to driveways entering public ways; the ordinance would also apply to private roads but would not apply to driveways entering private roads; questions were raised regarding applicability to property owners who pave over a gravel driveway; town right-of-way cannot be altered (first 12 feet of typical driveway). Mr. Turner will prepare a more complete draft for review by police and fire departments and by Town Counsel; then it will be brought back to the Board for further discussion.

UNPAVED PARKING LOTS

Mr. Turner updated the Board on liability issues that have been raised regarding possible dangers created by allowing unpaved parking lots (letter received earlier from Attorney Campbell on this issue) and also on new paving technology known as “popcorn pavement” which is porous and allows groundwater recharge similar to unpaved gravel areas but provides a smooth, safer, paved surface; this technology is being tested at UNH

ROAD BONDS:

1. Cyr Lumber, 5 Jones Road. Motion by Mrs. Crisler to accept new bond in the amount of \$36,768. Motion seconded by Ms. Post and motion passed 7/0
2. Ryan Farm Road Phase 2 (new), Station 15 + 64. Motion by Mrs. Crisler to accept new bond in the amount of \$121,909.20. Motion seconded by Mr. Griffis and passed 7/0.

CORRESPONDENCE:

1. Sign application from Women’s Workout Club, 60 Old Derry Road. Application is not ready for Planning Board review.
2. Letter from Wendy Keller requesting that Pesandro application be continued to a later date due to school vacation schedule and likely absence of some abutters. The Board will consider postponement when the Pesandro application arises on the agenda at its scheduled time, but not in advance.
3. Letter from Annette Stoller, Chair of the Rockingham Planning Commission, asking again about meeting with the Planning Board during a workshop and hoping to schedule such a meeting for the near future in order to discuss shared objectives and upcoming Planning Commission projects of interest to Windham.

Motion by Mr. Griffis to adjourn, seconded by Ms. Skinner, and passed 5-0. Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Ruth-Ellen Post
Planning Board Secretary