

PLANNING BOARD WORKSHOP MINUTES

April 26, 2006

ROLL CALL:

Phil LoChiatto, Chairman – Present
Nancy Prendergast, Secretary – Present
Ross McLeod, Regular Member – Excused
Neelima Gogumalla, Alternate – Present
Rick Okerman, Alternate – Present
Alan Carpenter, Selectmen Alternate – Excused

Ruth-Ellen Post, Vice Chairman – Present
Walter Kolodziej, Regular Member – Excused
Pam Skinner, Regular Member – Present
Steven Griffis, Alternate – Excused
Margaret Crisler, Selectmen Member – Present

STAFF:

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

Mr. LoChiatto opened the meeting at 7:30 pm. Ms. Gogumalla and Mr. Okerman replaced Mr. McLeod and Mr. Kolodziej.

LIAISON REPORTS:

Mrs. Crisler, Selectmen: “Knowing the Territory” manual, LGC – Government Officials workshops, mosquito control program – representative will present at next Selectmen’s meeting.

MINUTES:

- Ms. Prendergast motioned to approve the April 28 site walk minutes. Mrs. Crisler seconded. Passed 7-0.

CORRESPONDENCE:

- RPC memo regarding TBG grants;
- Pesticide information from NH department of Agriculture.

SIGN PERMIT REQUEST:

- “Woof It Down” sign permit. Ms. Post motioned to deny the application for the wall sign submitted by Woof it Down on the basis of Section 1306.3.2, 1306.3.3, 1306.3.4, 1306.2.2.5, 1304.4 of the Windham Site Plan Regulations. Mrs. Crisler seconded. Passed 7-0. Ms. Post motioned to deny the application for a freestanding sign under Section 1306.3.2, 1306.3.3, 1306.3.4, 1306.2.2.5, 1304.4 of the Windham Site Plan Regulations. Mrs. Crisler seconded. Passed 7-0.

BONDS:

- Carr Landscaping; release \$8,700 and retain \$10,000. Ms. Prendergast motioned to grant the partial release. Mrs. Crisler seconded. Passed 7-0. Ms. Prendergast motioned to consider Carr Landscaping request to change from bituminous to reprocessed asphalt as a minor site plan change and that the reprocessed asphalt be at least 3 inches thick. Mrs. Crisler seconded. Passed 7-0;
- 7 Sheffield; final release of \$16,259. Ms. Prendergast motioned to grant the release. Mr. Okerman seconded. Passed 7-0.

LOT MERGER REGULATIONS:

Discussion: Minor changes to the regulation and lot merger form, schedule for next available date, add signature block for Planning Board member signature, use numbers to identify sections, voluntary merger of existing non-conforming lots will not create a greater non-conformity, add section (e) (g), parenthesis around “s” in violations, and the assessor’s signature should “accept” the merger not “approve” the merger. Ms. Prendergast motioned to move the Lot Merger Regulations as amended to the May 10 meeting at 7:30 pm. Ms. Post seconded. Passed 7-0.

DRIVEWAY REGULATIONS:

Discussion: Original ordinance was null and void, operating under a voided ordinance we need a new ordinance or regulation, Mr. Turner read an overview of the driveway regulations, staff to bring a copy of NFPA1 for Board to reference, Section 107 Application process, is the applicant the developer for the subdivision or is it the homeowner or builder? We required the driveways to be pre-designed on a

subdivision with steep slopes like Bear Hill, what if the driveway location changes, maximum driveway width of 15' excluding turning radii, definition of a roadside ditch, maximum slope of 10% could change to 12%, the requirement that a driveway is 90 degrees to the road should be taken out, break Section 109.1 into separate subsections, commercial driveways see site plan regulations, private roads – what is the definition and what is the road construction requirement, how does the driveway ordinance apply to the Village Center District?, alleys and driveways as private roads, driveway on DOT roads would need a state permit, and continue the discussion to the next workshop.

Updated zoning maps were distributed.

Ms. Prendergast motioned to adjourn. Mr. Okerman seconded. Passed 7-0. Meeting adjourned at 9:30 pm.

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

Respectfully submitted, Nancy Charland