

PLANNING BOARD MINUTES

May 24, 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 – Present

Margaret Crisler, Selectmen Member – Excused

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. Griffis replaced Mr. McLeod and Mr. Kolodziej.

MINUTES:

- Ms. Prendergast motioned to approve the May 3, 2006 minutes. Ms. Post seconded. Passed 6-0.

CORRESPONDENCE:

- Mr. LoChiatto announced the RK Associates site walk on June 3 at 9:00 am;
- Letter from Anderson and Krieger regarding Cingular balloon test on May 25;
- Notice from the Town of Derry DPW regarding wastewater treatment facility overflow.

LOT MERGER REGULATIONS – PUBLIC HEARING

Ms. Post motioned to open the public hearing for Lot Merger Regulations. Ms. Skinner seconded.

Motion passed 6-0. Ms. Hebert described the regulations and proposed changes. Discussion: Section 1 item 5, Section 3 item 4, and Exhibit A. Ms. Post motioned to approve Lot Merger Regulations as proposed with minor grammatical corrections. Ms. Skinner seconded. Motion passed 6-0.

SIGN PERMIT REQUEST:

“Woof It Down” permit request at 32 Indian Rock Road. The store will sell natural and gourmet dog food and dog/pet products. The applicant discussed the business sign design logo. Mr. Turner: Read Site plan regulations section 1306.3 regarding signage into the record. Discussed problems reading signs.

Discussion: Paws will be removed, internally lit sign, tenant sign has already been approved with a white background, what improvement could the owner make to make the sign more visible from the road?, change lettering to something more simple, helping to build a brand he would like to keep the font, the font type Curly MT is similar to what was there, destination type plaza, legislating matters of taste, complex has always been designed to be more colonial, the design is not compatible with the colonial style, cartoon dog will bring identification and brand to the business, color of dog, dog ear to be attached to the sign, totally reflective, direct mail advertisement in the Windham Life and Lawrence Eagle Tribune flyer will have the dog, Mr. Griffis motioned to consider the sign application a minor change to the site plan. Ms. Skinner seconded. Discussion: Sign too busy, too many colors, fonts, destination business, risk of applicant. Passed 5-1. Ms. Prendergast opposed. Discussion: Can people come to the Planning Board earlier before the commitment to a sign design and logo is made.

Discussion: Staff reports and plans to be distributed before the meeting, a week in advance to help the Board prepare for the meeting, some flexibility, Friday before a meeting if necessary, 11” x 17” plans or half size, and half size can be scaled. Staff reports to be distributed via e-mail or in members folders. Discussion: Electronic copies via website, viewer software.

Ms. Skinner motioned to adjourn. Mr. Griffis seconded. Passed 6-0. Meeting adjourned at 10:30 pm.

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

Respectfully submitted, Nancy Charland