

PLANNING BOARD MINUTES

March 19, 2008

ROLL CALL:

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| Ruth-Ellen Post, Chairman – Present | Ross McLeod, Vice Chairman – Excused |
| Nancy Prendergast, Secretary – Present | Walter Kolodziej, Regular Member – Present |
| Phil LoChiatto, Regular Member – Present | Pam Skinner, Regular Member – Present |
| Neelima Gogumalla, Alternate – Excused | Rick Okerman, Alternate – Present |
| Alan Carpenter, Selectmen Member – Excused | Margaret Crisler, Selectmen Alternate – Excused |

STAFF:

Al Turner, Director of Planning and Development – Present
Shaun Logue, Town Planner – Present

Ms. Post opened the meeting at 7:05 pm. The Board stood and recited the Pledge of Allegiance.

MINUTES:

Ms. Skinner motioned to approve the March 5 minutes. Mr. Okerman seconded. Passed 6-0.

BONDS:

- 6 Edinburg Road Site Work, full release of \$5,000. Mr. Okerman motioned to approve the release as requested. Mr. Kolodziej seconded. Passed 6-0.

Mr. Okerman stated that he has not been sworn in as a Board member. Discussion ensued regarding that he is seated as an alternant.

CORRESPONDENCE:

- Copy of a letter from RPC regarding dues. Mr. Turner will get further information regarding other regional planning commissions. Consensus of the Board was not to make a recommendation regarding the dues at this time;
- Letter to Meadowcroft Development regarding that because they do not have a State air quality permit for their development on Ledge Road, they are in the violation of the Planning Board Subdivision approval condition #3, and therefore all site construction activity must stop except for erosion controls, slope stabilization and dust control. Board discussion regarding required permits, bonding, current status of the site, the blasting was discussed extensively at the Planning Board meetings, and the State is monitoring wells near other blasting sites;
- Letters regarding the post office option agreement: 1) from Bernie Campbell; 2) to Twigs Acres Inc; and 3) copy of the option agreement;
- Copy of a letter from DES to Kenneth Bergeron requesting more information regarding the alteration of terrain permit for the Willows;
- Letter from David Sullivan regarding fees for H&B Homes. Board discussion as to whether they meant to waive the third party expenses?, the project was not identified in the letter, this should have been discussed at the Planning Board meetings, the Board is not allowed to ask for donations, ask the Selectmen who pays the expenses, and fees can be waiver but what about expenses?
- Public hearing notice form the Town of Derry;
- Town and City magazine;
- The new zoning ordinance for the Boards review and signatures.

OLD/NEW BUSINESS:

- Board discussion regarding the question on the ballot regarding the rezoning of the land on Londonderry Road
- Mr. Turner stated that there were three protest petitions, the staff have certified to the Selectmen that the Industrial Drive protest petition failed, and he explained the calculations for the protest petition. Discussion regarding is the a process for appeal;
- Congratulations to the Mr. LoChiatto and Mr. Okerman as the two newly elected Board members.

BOARD REORGANIZATION:

- Mr. Kolodziej motioned to appoint Mr. LoChiatto as Chairman. Ms. Skinner seconded. Passed 6-0. *Ms. Post was thanked for her service to the Board and the Town. Mr. McLeod, Mrs. Crisler, and Mr. Carpenter were also thanked for their years service and dedication;*
- Mr. Kolodziej motioned to appoint Ms. Prendergast as Vice Chairman. Mr. Okerman seconded. Passed 6-0;
- Mr. Kolodziej motioned to appoint Mr. Okerman as Secretary. Ms. Skinner seconded. Passed 6-0.

PUBLIC MATTERS:

Industrial Drive Lot Line Adjustment – Public Hearing 1 & 3 Industrial Drive, Lots 13-A-197 & 198

Mr. Logue discussed the lot line adjustment between lot 13-A-197 and 198, including the location, straightening the lot line, taking 30,251 sq ft from lot 197 and adding it to lot 198, proposing a 15' x 30' access and easement and waterline easement, high intensity mapping was completed, and the plan is ready and complete for public hearing. Ms. Skinner motioned to open for public hearing. Mr. Kolodziej seconded. Passed 6-0.

John Myhaver, surveyor from TF Moran, stated he surveyed the property, Mr. McCoy wants the lot line change to make the property more marketable, the HIS mapping has been completed as request, it will still meets the soil based lot sizing requirements, the easement is proposed because the driveway is already there, and the well easement is proposed because the well is located on one lot but serves both lots, he explained the location and zoning and land that the State has taken. Mr. Turner noted that the road name has changed. Mr. Myhaver continued regarding no development is currently being proposed, and the rock walls will remain.

Board discussion regarding lot 197 does not have a well, there is a waterline from lot 198 well, private agreements are probably needed for the well use, when does a shared well become community well? during a site plan review the well would be reviewed, there is currently not a right-of-way from Lamson Road, and the access is from Industrial Drive.

Ms. Post motioned to approve the lot line adjustment for lots 13-A-197 & 198 as presented with the following conditions: 1) Stone walls should remain, relocated, or stockpiled in place for future use; 2) Revise the plan to depict the current zoning district as Limited Industrial Zoning; and 3) Renaming Roulston Road to Lamson Road. Ms. Skinner seconded. Passed 6-0.

It was noted that there will not be a workshop meeting next week. Mr. Kolodziej motioned to adjourn. Ms. Skinner seconded. Passed 6-0. Meeting adjourned at 8:15 pm.

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

Respectfully submitted,
Nancy Charland