

## PLANNING BOARD MINUTES

April 23, 2008

### ROLL CALL:

Phil LoChiatto, Chairman – Present

Rick Okerman, Secretary – Present

Ruth-Ellen Post, Regular Member – Present

Neelima Gogumalla, Alternate –

Dennis Senibaldi, Selectmen Alternate – Excused

Nancy Prendergast, Vice Chairman – Present

Walter Kolodziej, Regular Member – Present

Pam Skinner, Regular Member – Present

Bruce Breton, Selectmen Member – Present

### STAFF:

Al Turner, Director of Planning and Development – Present

Shaun Logue, Town Planner – Present

Mr. LoChiatto opened the meeting at 7:00 pm. The Board stood and recited the Pledge of Allegiance.

### MINUTES:

- Mr. Kolodziej motioned to approve the April 9 minutes as amended. Ms. Prendergast seconded. Passed 7-0.

### CORRESPONDENCE:

- Letter from Ross McLeod requesting to be considered for an alternate position on the Board. Mr. McLeod discussed his interest as an alternate with the Board, and he was a Planning Board member for 8 years. The Board decided to go into non-public session at the end of the meeting;
- Letter from Louis Hersch requesting to be considered for an alternate position on the Board. Mr. Turner will invited Mr. Hersch to the May 7 meeting;
- Letter from Bruce Richardson requesting to be considered for an alternate position on the Board. Mr. Turner will invite Mr. Richardson to the May 7 meeting;
- Letter from Ruth-Ellen Post regarding Ms. St. Laurent's interest in becoming an alternate member;
- Draft of a legal notice for subdivision and site plan regulation changes;
- Letter from Benchmark Engineering regarding Spruce Pond II roundabout at the Derry town line. Mr. Turner further explained the roundabout and showed it on a map. Board discussion regarding the grading and drainage. Joseph Maynard, Benchmark Engineering, discussed building the roads, Derry wants the turnaround built, the easement will go away once the bond is in place, there are no dredge and fills, need the Town of Windham's permission, and CLD will do the inspections. Mr. Turner stated the Town attorney needs to review this for legality. Board discussion that it will be a roundabout, there will be full access between the 2 towns, the WWPD crossing was approved by Special Permit, and this is a minor change to the phasing plan. Mr. Kolodziej motioned to grant the approval of the construction of the roundabout at the intersection of Middle Ridge, Taninger, and Buckland Roads as stipulated in the development agreement with the applicant, in the consideration of the issues the developer has with the Town of Derry, it is a minor change to the phasing plan, the development agreement and easement to Derry should be reviewed by Town council, and the work shall be bonded. Mr. Breton seconded. Board discussion regarding the development agreement and the phasing. Passed 6-0-1. Ms. Prendergast abstained;
- Copy of a letter sent to the Selectmen from Mr. Turner regarding water supply regulations;
- Flyer titled Managing Stormwater with Low Impact Development in Northern New England;
- Postcard titled the New NH Comprehensive Shoreland Protection Act;
- Postcard regarding the Rockingham Planning Commission annual meeting;
- Flyer titled Revitalization and Sustainability "Wholistic" Planning for Communities.

## **PUBLIC MATTERS:**

### **Economic Development**

George Fredette, Co-chair of the Windham Economic Development Committee, discussed how the committee came about, read the mission statement, he discussed what the committee has been doing and plan do, and NH DRED has given the Chamber of Commerce \$1500 for use by the WEDC. Karl Dubay is the other Co-chair of the Windham Economic Development Committee.

Mr. Turner discussed the May 14 workforce housing workshop meeting and invited the WEDC to attend.

### **Impact Fees**

Mr. Turner stated that is a continuation of the Board discussion of impact fees including phasing of payments, types of classifications, structure definition, and Attorney Campbell has given his opinion in a letter. Mr. Logue and Mr. Turner reviewed the new information.

Public comment from Chris Nickerson, Copps Hill Road in regards to impact fees. Board discussion regarding the CIP. Public comment from Karl Dubay, Tello Road, in regards to impact fees and a waiver process. Board discussion regarding the waiver criteria and forms, recreation impact fees information to be reviewed and continue the discussion to May 28.

Mr. Kolodziej motioned to release Attorney Campbell's letter regarding payment impact fees. The letter is addressed to Mr. Turner, and only Mr. Turner can release it, he will check with Attorney Campbell before he will release it. Mr. Kolodziej rescinded his motion.

### **Subdivision and Site Plan Regulations**

Board discussion that the waiver forms will be part of the notification of the subdivision and site plan changes, stump dump language will be added to the regulations, the stump dumps need to be shown on plans, and the Board will discuss stump dumps on the 28<sup>th</sup> of May.

### **Driveway Ordinance**

Mr. Turner stated that the police and fire department have commented on the regulations, he reviewed their suggestions, and he shared information he received at a law lecture series. Board discussion of line-of-sight issues, changes to the regulations from the previous meeting, and over regulating the homeowners. Public comment from Mr. Nickerson regarding the driveway ordinance. Mr. Kolodziej motioned to stop further discussion of the driveway regulations and keep the current process in place. Mr. Breton seconded. Passed 6-1. Ms. Prendergast opposed.

### **Workforce Housing**

Mr. Turner gave an update on the May 14 workforce housing workshop meeting. Board discussion of workforce housing.

Mr. Kolodziej motioned to adjourn. Mr. Breton seconded. Passed 7-0. Meeting adjourned at 9:15 pm.

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

Respectfully submitted,

Nancy Charland