

PLANNING BOARD MINUTES

July 16, 2008

ROLL CALL:

Phil LoChiatto, Chairman – Excused	Nancy Prendergast, Vice Chairman – Present
Rick Okerman, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Ruth-Ellen Post, Regular Member – Present	Pam Skinner, Regular Member – Present
Louis Hersch, Alternate Member – Excused	Kristi St. Laurent, Alternate Member – Present
Sy Wrenn, Alternate Member – Present	Bruce Breton, Selectmen Member – Present
Galen Stearns, Selectmen Alternate – Excused	

STAFF:

Al Turner, Director of Planning and Development – Present

Ms. Prendergast opened the meeting at 7:00 pm. The Board stood and recited the Pledge of Allegiance. *Ms. St. Laurent and Mr. Wrenn replaced Mr. LoChiatto and Mr. Kolodziej.*

CORRESPONDENCE:

- Email from Mr. LoChiatto regarding all questions go through the Chairman.

Impact Fee Discussion

Board discussion regarding the past police CIP request and Attorney Campbell's correspondence in response, link of the impact fee to the CIP, and the CIP requests have been sent out.

Bruce Mayberry, Impact Fee Consultant, reviewed a document titled Review of Draft Recreation Impact Fee including public open space, inventory of public recreations, Griffin Park study, credit allowances, methods applied to compute recreation facility costs, facility standards method, developed recreation acreage method, and public recreation.

Board discussion with Mr. Mayberry regarding Griffin Park development costs, average per acres costs, the cost of the school fields, keep school and recreation fees separate, note what is covered in the report, raw land costs of Griffin Park, choosing the method of calculation, adoption of recreation impact fees at a public hearing, census information was used for the report, today's population vs. the census information, maintenance is not included in the recreation impact fees, an expansion would be covered, Recreation Master Plan requests, and the fees are mathematically based.

Public comment from Chris Nickerson, 5 Copps Hill Road, discussed keeping the recreation fees informal as it has a lot of flexibility, and believes the Town makes out better with donations from the developers.

Board discussion included regarding donations, the Selectmen have asked for a formal process, there can be a waiver process for donations in lieu of recreation fees, surrounding town's fees, the Board's understanding of the methodology so public questions can be answered at the public hearing, and Mr. Mayberry will send the final report and backup numbers to Mr. Turner. Mr. Mayberry was thanked for his time. Board discussion regarding receiving the information from Mr. Mayberry, then decide upon the public hearing.

Ms. Skinner motioned to adjourn. Mr. Okerman seconded. Passed 6-0. Meeting adjourned at 8:40 pm. These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Nancy Charland