

## **PLANNING BOARD MINUTES JANUARY 28, 1998**

ROLL CALL: Bruce Richardson-Chairman-Excused  
Thomas Case-Vice Chairman-Present  
Bernie Rouillard-Secretary-Present  
Alan Kachanian-Regular Member-Excused  
Wayne Morris-Regular Member-Present  
John Spinney-Regular Member-Excused  
Charles Sweetser-Alternate-Excused  
David Dubay-Alternate-Present  
Margaret Crisler-Selectman-Excused  
Ralph Williams-Selectman's Alternate-Present

**MASTER PLAN COMMITTEE:** The Board discussed the proposed survey with several members of the committee. Brian Carne, of the committee, explained the formulation of the survey. The survey will be a random sampling of 500 people from the tax rolls. Mr. Turner reported the budget for the Master Plan would be \$3,000.00 for 1998. Mr. Turner had requested \$5,000.00. The Rockingham Planning Commission will review the survey.

Mr. Case introduced Mr. John Krebs of the Rockingham Planning Commission. Mr. Krebs offered help to the committee in reviewing the survey.

**CAPITAL IMPROVEMENTS PROGRAM:** Mr. Charles McMahon presented the proposed CIP for 1998 through 2004 and gave a brief overview. Discussion followed on the possible adjustment from \$1.40 to address the issues, such as a new school. Mrs. Dunn commented any work done on Griffin Park outside the CIP would effectively gut the CIP. A public hearing on the proposed CIP will be held February 4, 1998.

### **PETITION # 2 PUBLIC HEARING**

Mr. Case read the petition in its entirety. This petition would provide a 50' buffer between non-residential uses and residential. Ms. Morgan spoke in favor of this petition. Mr. Everett Ryan spoke of the potential loss of tax revenue if this petition passed. Mr. Semplenski spoke of the difficulties with this regulation. Mr. Morris requested the Board review Atty. Campbell's opinion. Mr. Williams motioned to recommend. There was no second. Mr. Morris motioned to not recommend and Mr. Rouillard seconded. Passed 4-1.

### **ZONING AMENDMENTS PUBLIC HEARING**

The Board reviewed the amendments and made typographical corrections. Mrs. Dunn discussed amendment # 3. The Board received input from Jack Semplenski, Craig Francisco, and Marilyn Bailey. Mr. Turner explained that this wording would be more defensible. Mr. Semplenski spoke in opposition to amendment # 12, regarding outdoor display areas of automobile sales be at least 1,500' apart. Mr. Mark Harvey questioned the process of returning impact fees if not expended. The Board will move the zoning amendments, BOCA Code adoption and petitions forward to town meeting.

Meeting adjourned 10:25 P.M.  
Mona Feciuch