

Planning Board
Minutes of November 29, 2000

ROLL CALL: Russ Wilder, Chairman - Present
Alan Carpenter, Vice Chairman - Present
Lisa Linowes, Secretary - Present
Margaret Crisler, Selectmen Member - Present
Walter Kolodziej, Regular Member - Present
Ross McLeod, Regular Member - Present
Wayne Morris, Regular Member - Present
Roger Hohenberger, Selectmen Alternate - Present
Lee Maloney, Alternate - Present

STAFF: Al Turner, Director - Present
Eric Twarog, Assistant Director - Present

MASTER PLAN:

Mr. Wilder presented the Windham 2000 Master Plan draft.

PUBLIC HEARING:

Mr. Wilder reviewed the format for the public input.

Mr. Wilder read the recommendations of the Windham 2000 Master Plan draft.

Transportation

1. Road maintenance. No public comment.
2. Public transportation. No public comment.
3. Off-site improvements. No public comment.

Bike and walking paths. No public comment.

Connector roads and open space. No public comment.

6. Town road design. No public comment.

Interstate 93 widening. No public comment.

NH Routes 111, 111A, 128 and 28.

Mr. Wayne Bailey suggested adding a statement about synchronizing signalized lights on NH Route 111 if possible.

Utilities

Electricity. No public comment.

Gas. No public comment.

Water. No public comment.

Telephone. No public comment.

Cable. No public comment.

Sewer. No public comment.

Communication. No public comment.

Communication Towers. No public comment.

Community Facilities

Mr. Sam Nassar expressed concern over the first paragraph under Community Facilities. He stated that there is no quantitative measure of population in conjunction with community facilities.

Town hall. No public comment.

Police department. No public comment.

Fire department.

Mr. Alfred Turner suggested that the words “Opticon emergency light systems” under Item 2 be replaced with “emergency vehicle traffic light override systems.”

Mr. Roger Hohenberger stated he disagrees that there should be satellite stations for the fire department. Former Chief Lipe presented a study showing costs for staffing satellite stations, and the town voted overwhelmingly for the new station rather than satellite stations.

Planning and Development. No public comment.

Nesmith Library. No public comment.

Recycling/Transfer Station. No public comment.

Cable TV studio. No public comment.

School system.

Mr. Roger Hohenberger asked if the *1998 Town of Windham Master Plan Survey* had a question about public kindergarten and what the response to the question was.

Seniors facility. No public comment.

Searles School. No public comment.

Armstrong Building. No public comment.

Cemeteries. No public comment.

Road maintenance. No public comment.

Recreation

Mr. Wilder read the recreation section.

No public comment.

Conservation and Historic Preservation

Open space, forests, farmland. No public comment.

Water resources, wetlands.

Kathleen DeFrusicia expressed concern about discouraging the conversion of seasonal homes to year-round residences. She stated that there have been many improvements on properties on the Great Ponds

due to the conversion of seasonal homes to year-round homes. She also stated that the Shoreline Protection Act already protects our Great Ponds.

Mr. Wayne Bailey suggested changing the wording on the conversion of seasonal homes to something more positive. He also suggested adding the Cobbett's Pond Village District to Item #4 (committee to study the development of a Great Pond Watershed Protection District).

Mr. Dennis Trembley expressed disagreement with discouraging the conversion of seasonal homes to year-round homes. He also commented on the makeup of the proposed committee to study the development of a Great Pond Watershed Protection District. He believes that the committee should consist primarily of residents of the ponds.

Mr. Frank Johnson expressed concern about the development of land on the ponds and water quality.

Mr. Bill Deluka commented on property values on the ponds and how discouraging seasonal conversion of homes may affect them.

Mr. Sam Nassar expressed concern about the Town regulating land uses on properties upstream of the Great Ponds but not regulating properties directly on our waters.

Trails.

Mr. Sam Nassar expressed concern about maintaining access to existing discontinued roads and requiring deeded right-of-ways for trails.

Historic resources. No public comment.

Housing

Mr. Wilder read the housing section.

No public comment.

Land Use

Mr. Wilder read the land use section.

Mr. Sam Nassar expressed concern about making Open Space Developments the first consideration. He believes that there is a discrepancy with this statement since developers are required to present a standard subdivision plan first to determine the number of lots allowed for a particular development. He also suggested adding leasing to #5. Mr. Nassar commented that #16 conflicts with the statement under the recommendations for Recreation which states that Griffin Park can handle the needs of the Town until the year 2010.

Barbara Dullie pointed out that Map 8-1 (Existing Land Use Map of Windham, NH) showed her property as undeveloped when it is actually residential. Her property is in the Herron Cove area of Cobbetts Pond.

BUSINESS

After reviewing the public input received, the Board took the following action:

Mrs. Crisler made a motion to change the first paragraph under Chapter 1 - Transportation Recommendations, 6. Town Road Design, b. NH Routes 111, 111A, Route 128, and Route 28 by adding the following sentence after the third sentence: "The Town should encourage the DOT to control these signals with a traffic synchronization system to enable traffic to flow with minimal impediment." Seconded by Mr. McLeod. Passed 7:0;

Mrs. Crisler made a motion to change the first sentence under Chapter 1 - Community Facilities to the following: "The Town should coordinate and manage residential growth to a rate that can be accommodated by existing or planned facilities to avoid scattered and premature development." Seconded by Mr. Kolodziej. Passed 7:0.

Mr. Carpenter made a motion to eliminate the word "all" from the first sentence under Chapter 1 - Community Facilities Recommendations, Fire Department. Seconded by Mrs. Crisler. Passed 5:2, Mr. Morris and Mr. Kolodziej opposed.

Mrs. Crisler made a motion to replace the words "Opticon emergency light systems" with "emergency vehicle traffic light override systems". Seconded by Mr. McLeod. Passed 7:0.

Mrs. Crisler made a motion not to change the fourth paragraph under Chapter 1 - Community Facilities Recommendations, 9. School System which refers to public kindergarten. Seconded by Mr. McLeod. Passed 6:1. Mr. Morris opposed.

Mrs. Crisler made a motion to leave Chapter 1 - Community Facilities Recommendations, 13. Cemeteries as is. Seconded by Mr. Morris. Passed 7:0.

Mr. Kolodziej made a motion to change the third paragraph under number 2. Water Resources, Wetlands of the *Conservation and Historic Preservation* recommendations to the following: "The Town should manage development and construction around our Great Ponds to comply with existing Town building ordinances and the Shoreline Protection Act.". Seconded by Mr. McLeod. Passed 7:0.

Mr. Carpenter made a motion to leave number 3. Trails of the *Conservation and Historic Preservation* recommendations as is. Seconded by Mrs. Crisler. Passed 7:0.

Mr. McLeod made a motion to add "as defined by the Windham Zoning Ordinance" at the end of #12 under *Land Use* recommendations. Seconded by Mr. Carpenter. Passed 7:0.

Mr. McLeod made a motion to leave #13 under *Land Use* recommendations as is. Seconded by Mrs. Crisler. Passed 7:0.

Mr. Kolodziej made a motion to remove #18 under *Land Use* recommendations. Seconded by Mr. McLeod. Passed 7:0.

Mrs. Crisler made a motion to accept the Master Plan as amended. Seconded by Mr. Morris. Passed 7:0.

Meeting was adjourned at 10:45 pm.

These minutes are in draft form and have not been submitted for approval.

Respectfully submitted, Eric Twarog

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