

# **Planning Board**

## **Minutes of September 26, 2001**

**ROLL CALL:** Alan Carpenter, Chairman - Present

Ross McLeod, Vice Chairman - Present

Lisa Linowes, Secretary - Present

Margaret Crisler, Selectmen Member - Excused

Walter Kolodziej, Regular Member - Excused

Wayne Morris, Regular Member - Present

Russ Wilder, Regular Member - Present

Lee Maloney, Alternate - Excused

Nancy Prendergast, Alternate - Present

Roger Hohenberger, Selectmen Alternate - Present

*Ms. Prendergast replaced Mr. Kolodziej on the Board.*

*Also present: Al Turner, Director Planning & Development and Eric Twarog, Assistant Planner*

The workshop was called to order at 7:30 p.m.

### **MINUTES:**

Motion made by Mr. Morris to approve August 22, 2001 minutes. Seconded by Ms. Prendergast. Passed 4:0:3 (Mr. Wilder, Mr. McLeod, and Mr. Hohenberger abstained).

Motion made by Mr. Hohenberger to approve September 9, 2001 site walk minutes. Seconded by Mr. McLeod. Passed 6:0:1 (Mr. Wilder abstained).

Motion made by Mr. McLeod to approve September 19, 2001 minutes. Seconded by Mr. Morris. Passed 6:0:1 (Ms. Prendergast abstained).

### **CORRESPONDENCE:**

Mr. Carpenter reviewed the following correspondence:

Memo from Town Administrator regarding the possible sale of Town owned land (Lot 8-A-54). The Board scheduled a site walk of the property on October 13, 2001 at 8:00 AM. Memo to be sent to the Conservation Commission inviting them to the site walk.

Letter from Mr. James Kachadorian to Attorney Bernie Campbell dated September 18, 2001 regarding Windham Auto Sales.

Letter from Margaret (Clarke) Vladimer to the Planning Board dated September 10, 2001 regarding notification of Board meetings and discussions.

### **OLD BUSINESS:**

Ms. Linowes asked about status of water lines on Sheffield Street. Mr. Turner gave an update of the project.

Mr. Morris asked about status of the intersection of Ledge and Lexington Roads. Mr. Turner stated that he has contacted the NHDOT about the improvements that still need to be done and is waiting for their response.

Mr. Hohenberger gave an update of the planning related cases heard by the ZBA on September 25, 2001. Discussion ensued on the WWPD.

Chairman gave an update on the last RPC meeting and zoning ordinances to promote affordable housing in communities.

Mr. Morris asked for an update on the proposed improvements at the intersection of Range & Langdon Roads. Mr. Turner gave an update on the project.

Ms. Linowes passed around a newspaper article on a proposed 52-lot subdivision in Bedford, New Hampshire and the water issues involved.

### **ROUTE 28 CORRIDOR STUDY:**

Board discussed options for proceeding with master planning for the Route 28 corridor to include potential rezonings and an Access Management Overlay District.

Chairman talked about zoning amendments for the 2002 Annual Town Meeting, Board should review memo passed out on potential amendments and edit for next workshop.

Board discussed wetlands and water issues along the Route 28 corridor. Board discussed the Route 111 By-pass and commercial zoning extending from the Salem town line to one parcel north of Roulston Road on both sides. North of that point on the east to be rural or residential and the west side of Route 28 to be Professional, Business, and Technology District. Board discussed the Neighborhood Business District and buffers along Route 28. From Derry to just south of Libbey Road to be a Neighborhood Business District. The rest of the land in the study area to be zoned residential. The Board reached a consensus that the existing master plan is sufficient in terms of land use recommendations along Route 28 and that a new

section would not need to be done. Board asked staff to show the effect of a 50' vs. a 100' buffer on Route 28 using the Town's tax maps and to prepare maps showing the proposed zoning on Route 28.

The meeting was adjourned at 9:45 pm by unanimous vote.

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

Respectfully, Eric Twarog