

**PLANNING BOARD MINUTES
OCTOBER 1, 2003**

ROLL CALL:

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| Ross McLeod, Chairman – Present | Wayne Morris, Vice Chairman – Excused |
| Lee Maloney, Secretary – Present | Walter Kolodziej, Regular Member – Present |
| Nancy Prendergast, Regular Member – Present | Pam Skinner, Regular Member – Present |
| Roy Dennehy, Alternate – Present | Phil LoChiatto, Alternate – Present |
| Chris Doyle, Selectmen Member – Present | Bruce Breton, Selectmen Alternate – Present |

Mr. McLeod opened the meeting at 7:30 pm. Mr. Breton and Mr. LoChiatto replaced Mr. Doyle and Mr. Morris respectively .

MINUTES:

- Ms. Skinner motioned to approve the August 20 minutes as amended. Ms. Prendergast seconded. Passed 7-0;
- Ms. Maloney motioned to approve the September 6 site walk minutes. Mr. Kolodziej seconded. Passed 4-0-3. Mr. Breton, Mr. Kolodziej, and Mr. LoChiatto abstained;
- Ms. Maloney motioned to approve the September 10 minutes as amended. Ms. Prendergast seconded. Passed 6-0-1. Mr. LoChiatto abstained;
- Mr. Breton motioned to approve the September 17 minutes. Ms. Skinner seconded. Passed 6-0-1. Ms. Maloney abstained.

BONDS:

- Windham Presbyterian Church, release \$10,000 to the Town of Windham, retain \$4,980. Ms. Prendergast motioned to approve. Mr. Kolodziej seconded. Passed 7-0.

CORRESPONDENCE:

- Application and information packet for 2004 watershed assistance grants;
- Flyer for Municipal Law Lecture Series;
- Letter from the DOT regarding bike route on Lowell Road. To be discussed at the October 22 workshop. *Mr. Morris joined the Board and Mr. LoChiatto stepped down.*
- Letter from Herbert Associates requesting to continue Cristy Road Public Hearing;
- Sign permit application and letter from Alley Cat Café. Mr. Patterson discussed the sign with the Board. Discussion ensued regarding former sign, color schemes, design, size, and sign location. Mr. Kolodziej motioned to waive the site plan approval process. Mr. Breton seconded. Passed 7-0;
- Letter from Thomas Joyce regarding a lot line adjustment for 9 Hancock Road. Mr. Joyce discussed his request. Discussion ensued regarding garage, driveway, fill, and profile. Mr. Breton motioned for Mr. Joyce to work with staff for driveway specifications and easement and to come back to the PB if a lot line adjustment is needed. Ms. Maloney seconded. Passed 6-1. Ms. Prendergast opposed;
- Sign permit application for Capri Pizza. Discussion ensued regarding reversed lighting. Mr. Breton motioned to work with staff for reversing the colors. Ms. Maloney seconded. Passed 7-0;
- Confidential legal communication from Attorney Campbell regarding Whispering Winds;
- Letter from Jessica Frediani regarding Sheffield water. Mr. Turner responded with a letter requesting more answers to her questions.

OLD/NEW BUSINESS:

The CIP is up to date on the website. Mr. Warren and Mr. Turner attended a seminar regarding walkable communities and new schools. The Board discussed trails, CNACK application, thank you to Tom Case for his lobbying, workshop schedule, bike lanes, lighting at Rt 111 and 111A. *Mr. Doyle joined the Board.* Mr. Doyle motioned to continue Cristy Road Extension to Oct 15. Ms. Prendergast seconded. Passed 7-0.

PUBLIC HEARINGS:

Pawtucket Estates Open Space – 4 lots (20-E-200) – Public Discussion Continued

58 Lowell Road

Mr. Warren discussed the URS findings. Mr. Brian Jones, applicant representative, discussed the delineation of the aquifer. Mr. Russ Wilder, URS Corp, discussed the aquifer under the property, aquifer line, recharge areas, well testing, field testing. Discussion ensued regarding a site walk, and staff concerns. No public comment on the aquifer protection district. Discussion ended regarding lot sizing. Ms. Prendergast motioned to accept the redelineation of the aquifer as per URS. Mr. Kolodziej seconded. Passed 7-0. Mr. Morris motioned to continue to October 15. Mr. Kolodziej seconded. Passed 7-0.

Fee Schedule – Public Hearing

Mr. Doyle motioned to hear the fee schedule changes for public hearing. Ms. Prendergast seconded. Passed 7-0. Mr. Turner discussed the changes to the fees. No public comment. Discussion ensued regarding fees. Mr. Doyle motioned to approve the amended fees. Ms. Prendergast seconded. Discussion ensued. Mr. Doyle amended his motion to include a review in 12 months, and word changes. Passed 5-2. Mr. Morris and Mr. Kolodziej opposed.

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

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

Respectfully submitted, Nancy Charland