

Planning Board

Minutes of January 15, 2003

ROLL CALL:

Ross McLeod, Chairman – Present Wayne Morris, Vice Chairman – Present

Lee Maloney, Secretary – Present Roger Hohenberger, Selectmen Member – Present

Walter Kolodziej, Regular Member – Present Lisa Linowes, Regular Member – Present

Russ Wilder, Regular Member – Excused Nancy Prendergast, Alternate – Present

Alan Carpenter, Selectmen Alternate – Excused Roy Dennehy, Alternate – Present

Mr. McLeod opened the meeting at 7:30 pm. Ms. Prendergast replaced Mr. Wilder. Mr. Dennehy replaced Ms. Linowes.

MINUTES:

Mr. Morris motioned to approve the December 18, 2002 minutes. Mr. Dennehy seconded. Passed 7-0.

Ms. Maloney motioned to approve December 19, 2002 minutes. Mr. Dennehy seconded. Passed 7-0.

Mr. Dennehy motioned to approve January 8, 2003 minutes as amended by the Board. Mr. Hohenberger seconded. Passed 6-0-1. Ms. Prendergast abstained.

Ms. Linowes joined the Board. Ms. Prendergast excused herself from Board. Mr. Dennehy replaced Mr. Wilder.

CORRESPONDENCE:

Notice from N.H. DES regarding Wetlands Protection workshop on 1/29/03;

Letter from Planning Office regarding Master Plan update.

PUBLIC HEARINGS:

Citizens Petition #3 – Discussion - Joe Maynard of Benchmark Engineering representing H&B Homes described of 3.75 acre parcel on Rt. 28 and Flat Rock Rd. and access and usage as neighborhood business district. Tom Case spoke in favor of neighborhood business. Mr. Morris motioned motion to move forward with a recommendation from the Planning Board and be placed as Article on Town Warrant. Mr. Hohenberger seconded. Passed 7-0.

Citizens Petition #4 – County Road connection. Mr. Warren briefly discussed proposal and informed Board proposal has not yet been officially seen by the Planning Board. Petition withdrawn. Gateway Commercial District – Discussion boundaries, traffic calming, redundant references and Town Counsel suggestions. Public comments from Mr. Tom Case, Atty. John Sokol, and Mr. Karl Dubay.

Ms. Maloney motioned to move forward with a recommendation from the Planning Board and be placed as Article on Town Warrant. Mr. Dennehy seconded. Passed 7-0.

Elderly Housing – Discussion with Mr. Warren providing a synopsis of changes to ordinance and reference to UFAS. Public comments from Mr. Tom Case regarding location and use contiguous parcels of land. Atty. Mason feels affordability issue needs work and recommends not to go forward with public hearing. Mr. Brian Harvey questioned the age requirement change. Mr. Hohenberger motioned to move forward with a recommendation from the Planning Board and be placed as Article on Town Warrant. Ms. Maloney seconded. Passed 7-0.

Open Space – Brief discussion. Ms. Linowes motioned to move forward with a recommendation from the Planning Board and be placed as Article on Town Warrant. Mr. Hohenberger seconded. Passed 7-0.

Historic District Commission – Commission is requesting assistance of the Planning Department. Discussion of rules for Commission and letter of opinion from Atty. Campbell. HDC requested ordinance be removed from table. Mr. Dennehy motioned not to move forward to town meeting at the request of the HDC. Ms. Maloney seconded. Passed 7-0.

Signs – Explanation of codes provided by Mr. Warren. Public comment from Ms. Rosemarie Harnett and Mr. Rick Hammer both of Hammer & Sons Sign. Co. regarding height of signs, amount of square feet of copy, establishment of a sign committee and requested the ordinance be taken off table until next year. Mr. Karl Dubay (citizen) spoke in favor of sign ordinance. Mr. Kolodziej made a motion to keep section 706.5.17 in the ordinance. Ms. Maloney seconded. Passed 4-3 (Linowes, Morris, Hohenberger against). Mr. Mr. Kolodziej motioned to move forward with a recommendation from the Planning Board and be placed as Article on Town Warrant. Mr. Dennehy seconded. Passed 7-0.

State Building Code enforcement by Code Enforcement Administrator, as designated by Selectmen, to enforce State Building Code under RSA 676. Ms. Maloney motioned petition move forward with a recommendation from the Planning Board and be placed as Article on Town Warrant. Mr. Dennehy seconded. Passed 7-0. Mr. Hohenberger motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned 10:50 pm.

Discussion of funding for immediate update of current Master Plan. Mr. Dennehy motioned petition move forward with a recommendation from the Planning Board and be placed as Article on Town Warrant. Mr. Hohenberger seconded. Passed 6-0-1. Ms. Prendergast abstained.

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

Respectfully submitted, Lee Maloney