

**PLANNING BOARD MINUTES  
AUGUST 4, 2004**

**ROLL CALL:**

Lee Maloney, Chairman – Excused  
Ross McLeod, Secretary – Present  
Walter Kolodziej, Regular Member – Present  
Phil LoChiatto, Alternate – Excused  
Chris Doyle, Selectmen Alternate – Excused

Nancy Prendergast, Vice Chairman – Present  
Roy Dennehy, Regular Member – Present  
Pam Skinner, Regular Member – Excused  
Bruce Breton, Selectmen – Present

*Ms. Prendergast opened the meeting at 7:40 pm.*

**MINUTES:**

- Mr. McLeod motioned to approve the July 14 minutes. Mr. Dennehy seconded. Passed 4-0;
- Mr. McLeod motioned to approve the July 21 site walk minutes. Mr. Dennehy seconded. Passed 4-0;

**ROAD BONDS:**

- Orchard Blossom Road, new bond for \$274,922.52. Mr. Dennehy motioned to accept. Mr. McLeod seconded. Passed 4-0;
- Northland Road, new bond for \$654,186. Mr. McLeod motioned to accept. Mr. Kolodziej seconded. Passed 4-0;
- Duston Road, new bond for \$567,990. Mr. Kolodziej motioned to accept. Mr. Dennehy seconded. Passed 4-0;
- Lamplighter site bond for Building 12 with parking, new bond for \$8,270.40. Mr. Dennehy motioned to accept. Mr. McLeod seconded. Passed 4-0;
- Canterbury Road Extension, new bond for \$7,465.20. Mr. McLeod motioned to accept. Mr. Dennehy seconded. Passed 4-0;
- Cristy Road, release \$52,130 and retain \$49,810 Mr. McLeod motioned to approve. Mr. Kolodziej seconded. Passed 4-0.

**CORRESPONDENCE:**

- Flyer for the Oct 30 Planning and Zoning Conference;
- Two confidential letters from Attorney Campbell;
- Postcard from NNECAPA regarding their newsletter;
- Letter from Tai-Deh Hsu, Shu-Ying Hu and Shu-Chuen Wu regarding lot 11-A-350 zoning change;
- Sign permit request from Ozzy's Pizzeria. Discussion ensued regarding colors, lighting, and bringing more information to the Board.

**PUBLIC HEARINGS:**

**Carr Landscaping Change-of-Use (13-B-50) – Public Discussion**  
**20 Rockingham Road**

Mr. Turner discussed the plan including the site walk, development issues, property use, zoning requirements, retail display, sign permits, entrance, automobile painting service, wetlands, parking, staff recommendations, violations since October, and will they abide by the plans and regulations.

Mr. Karl Dubay, MHF Designs, discussed the previous use, existing use, used cars, site plan, site walk, update the plans, narrow the entrance, lighting, electrical service wires, parking, wall sign, freestanding sign, clean up, construction fence, encroachments, wetlands, fence, designated places for equipment, vehicle painting, minor vehicle repair, and site use.

Discussion ensued regarding site uses, floor plan, hillside storage area, Stormceptor, parking, truck inventory parking, and conformance. Attorney Saunders discussed former issues, and site conformance.

Discussion continued regarding display and parking areas, staff not allowed on site, more friendly relationship with staff, parking spaces, working with staff, drains, hazardous materials, filling the drain

with concrete, permits, hazardous materials and pesticides, venting of fumes, vehicle storage, unregistered vehicles, repair facility, and licenses. No public comment.

The Board discussion sending the plan out for department comment. Mr. Dubay asked to wait for updated plan. *Mr. LoChiatto joined the Board replacing Ms. Skinner.*

**CORRESPONDENCE (continued):**

- CD from the Office of Energy and Planning titled “Preparing a Master Plan for your Community”;
- Letter from Al Turner regarding the temporary connector between Hancock and Cardiff Road and responses from the fire and police chiefs;
- Letter from Bruce Anderson, Conservation Commission Chairman regarding Hopkins Road trail recommendations. Discussion ensued. Mr. McLeod commended Mr. Vachon on his patience regarding this issue.
- Letter from Attorney Michael Jones regarding lot 24-F-700;
- The Source Newsletter;
- Postcard from Workforce Housing Coalition;
- E-mail regarding a free entrepreneurial workshop;
- Sign permit request for Oasis Gas. Discussion ensued. Mr. Turner will review the application.

**NEW BUSINESS/OLD BUSINESS:**

*Mr. Breton joined the Board.* Discussion ensued regarding the August 11 facilities meeting, Selectmen meeting regarding sewer and water, additional legal information regarding impact fees, and Master Plan vision statement.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 6-0. Meeting adjourned 9:33 pm. Passed 6-0.

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

Respectfully submitted, Nancy Charland