

**PLANNING BOARD MINUTES
SEPTEMBER 15, 2004**

ROLL CALL:

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

The Board met in non-public session from 7:00-7:45 pm with Attorney Campbell to discuss a legal matter. *Ms. Prendergast opened the meeting at 7:45 pm.*

ROAD BONDS:

- Windham Restaurant, new bond of \$1,334. Mr. McLeod motioned to accept. Mr. Kolodziej seconded. Passed 4-0-1. Mr. Breton abstained;
- Duston Road, bond reduction of \$58,632, bond amount \$509,358. Mr. McLeod motioned to grant. Mr. Kolodziej seconded. Passed 4-0-1. Mr. Breton abstained;
- Northland Road, bond reduction of \$174,715, bond amount \$479,471. Mr. Kolodziej motioned to grant. Mr. McLeod seconded. Passed 4-0-1. Mr. Breton abstained;
- Mitchell Pond Road Ext, partial bond release of \$367,909 and retain \$134,900. Mr. McLeod motioned to grant. Mr. Kolodziej seconded. Passed 4-0-1. Mr. Breton abstained.

MINUTES:

- Mr. Kolodziej motioned to approve the September 1 minutes. Mr. McLeod seconded. Passed 5-0.

CORRESPONDENCE:

- Sign permit request for 29 Indian Rock Road, Bank of America. Discussion ensued regarding reversing the colors. Ms. Skinner motioned to table to the September 29 meeting to get a response from the applicant. Mr. Breton seconded. Passed 5-0;
- Sign permit request for 57 Rockingham Road, Ozzy's Pizzeria. Discussion ensued. Mr. McLeod motioned to waive site plan review and approve the requested signs for 57 Rockingham Road, as described in the application, given they are minor changes and conform to all zoning. Mr. Breton seconded. Passed 5-0;
- Sign permit request for 61 Indian Rock Road, Real Estate Results. Mr. Turner discussed the variance, larger size sign installed, and changeable copy sign. Discussion ensued. Mr. McLeod motioned to waiver site plan review and approve the sign application for 61 Indian Rock Road, given the variances previously granted by the ZBA. Mr. Breton seconded. Passed 5-0;
- Sign permit request for 53 Rockingham Road, Nextel. Discussion ensued. Ms. Skinner motioned to table until September 29 or such time after as staff has received an answer to its inquiry of the applicant Mr. McLeod seconded. Passed 5-0;
- Letter to withdraw Harris Road lot line adjustment public hearing. Ms. Skinner motioned to accept. Mr. Kolodziej seconded. Passed. 5-0.
- Letter to move the 61 Indian Rock Road public discussion to Oct 6 meeting. Mr. Breton motioned to grant. Ms. Skinner seconded. Passed 5-0.
- E-mails from Cliff Sinnott and Fay Rubin apologizing for missing last week's meeting. Discussion ensued. Staff to invite them to give the land use change presentation on October 13;
- Letter from the Office of Energy and Planning regarding the annual fall conference;
- Legal notice from Derry.

OLD BUSINESS/NEW BUSINESS:

Discussion ensued regarding impact fees information, Village Center District properties, upcoming commercial approvals, and town roads and bonds.

LIAISON REPORTS:

Selectmen – Mr. Breton discussed sewer issues. Discussion ensued regarding Master Plan and sewers. Mr. Breton noted that he recused himself from the legal discussion.

PUBLIC HEARINGS:

Tucks Realty Corp (21-B-10 & 39) – Public Discussion

Copps Hill Road

Ms. Prendergast read a letter from Tucks Realty Corp. Mr. Turner stated that there were no formal plans, abutters were not notified, and the applicant wants input from the Board. Mr. Mike Garrepy, Tucks Realty Corp, discussed his company, 25 acre parcel, location, looking for direction, road length, development options, drainage, and sidewalks. *Mr. LoChiatto joined the Board.* Mr. Turner discussed the area. Discussion ensued regarding conservation land, road length, road width is 24 to 26' wide, potential of 10-13 lots, cul-de-sac length, road options, wetlands, and open space vs. conventional plan.

Public input from Mr. Al Barlow, 10 Copps Hill Rd, discussed drainage, traffic, access, blasting, and original subdivision history. Discussion ensued regarding access to Mr. Barlow's lot. Mr. Garrepy stated he would work with Mr. Barlow regarding his lot and frontage. Discussion ensued regarding wetland, ledge, drainage, Copps Hill Road condition and improvements, and conventional plan vs. open space plan, plan option, procedures, and bring different conceptual schemes for review.

Mr. McLeod motioned to adjourn. Mr. Breton seconded. Passed 6-0. Meeting adjourned 9:15 pm.

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

Respectfully submitted, Nancy Charland