

**PLANNING BOARD MINUTES
SEPTEMBER 29, 2004**

ROLL CALL:

Lee Maloney, Chairman – Present

Ross McLeod, Secretary – Present

Phil LoChiatto, Regular Member – Present

Bruce Breton, Selectmen – Present

Nancy Prendergast, Vice Chairman – Excused

Walter Kolodziej, Regular Member – Present

Pam Skinner, Regular Member – Present

Chris Doyle, Selectmen Alternate – Excused

STAFF:

Al Turner, Director of Planning and Development – Present

Rebecca Way, Town Planner – Present

Ms. Maloney opened the meeting at 7:35 pm.

MINUTES:

- Ms. Skinner motioned to approve the September 15 minutes. Mr. McLeod seconded. Passed 5:0:1; Ms. Maloney abstained.

ROAD BONDS:

- Jenny's Hill extension, bond reduction of \$228,540 and retain \$77,376. Mr. McLeod motioned to grant. Mr. LoChiatto seconded. Passed 4:0:2; Mr. Breton and Mr. Kolodziej abstained.
- Bayberry Road, final release of \$10,863.74. Mr. Kolodziej motioned to release. Mr. McLeod seconded. Passed 5:0:1; Mr. Breton abstained. Mr. McLeod motioned to recommend to the Selectmen to accept as a town road. Mr. Kolodziej seconded. Passed 5:0:1; Mr. Breton abstained.
- Moeckel Pond Road, final release of \$3,475.80. Mr. McLeod motioned to grant. Mr. Kolodziej seconded. Passed 5:0:1; Mr. Breton abstained.
- 11 Netherwood Road, final release of \$500. Mr. McLeod motioned to release. Mr. Kolodziej seconded. Passed 5:0:1; Mr. Breton abstained.
- Pennichuck Water Works, final release of \$10,000. Mr. Kolodziej motioned to release. Mr. McLeod seconded. Passed 5:0:1; Mr. Breton abstained.
- Rocky Ridge Realty Site Plan, final release of \$4,000. Mr. McLeod motioned to release. Mr. Kolodziej seconded. Passed 5:0:1; Mr. Breton abstained.
- Windham Presbyterian Church, final release of \$4,980. Mr. Kolodziej motioned to release. Mr. McLeod seconded. Passed 4:0:2; Mr. Kolodziej and Mr. Breton abstained.
- Castle Reach III, Ludlow Road, bond reduction of \$34,544.40 and retain \$140,571.60. Mr. McLeod motioned to grant. Mr. Kolodziej seconded. Passed 5:0:1; Mr. Breton abstained.
- Castle Reach III, Leeds Road, bond reduction of \$71,766 and retain \$50,172. Mr. McLeod motioned to grant. Ms. Skinner seconded. Passed 5:0:1; Mr. Breton abstained.
- Castle Reach III, Edinburgh Road, bond reduction of \$145,878 and retain \$202,577.60. Mr. Kolodziej motioned to grant. Mr. McLeod seconded. Passed 5:0:1; Mr. Breton abstained.
- Castle Reach III, Cardiff Road, bond reduction of \$197,322 and retain \$130,230. Mr. Kolodziej motioned to grant. Mr. McLeod seconded. Passed 5:0:1; Mr. Breton abstained.
- Improvements to Marblehead Road, bond reduction of \$94,748 and retain \$34,200. Mr. LoChiatto motioned to grant. Ms. Skinner seconded. Passed 5:0:1; Mr. Breton abstained.
- Fletcher and Corliss Roads, bond reduction of \$509,833 and retain \$59,424. Mr. LoChiatto motioned to grant. Ms. Skinner seconded. Passed 5:0:1; Mr. Breton abstained.

CORRESPONDENCE:

- Letter from Adam Townsend regarding the Nextel sign permit request. Discussion: Dennis Denbow, Windham Wireless. Motion by Mr. Kolodziej to waive site plan review for the Windham Wireless sign permit and grant the permit as requested. Mr. McLeod seconded. Passed 5:0:1; Mr. LoChiatto abstained.
- Letter from David Sullivan regarding collection of impact fees.

- Invitation from the Selectmen to attend a meeting on fees/conditional approvals, immediately following the October 5th, 2004 School Board meeting.

PUBLIC MATTERS:

Shaws Supermarket Site Plan (11-C-950) – Public Discussion

43 Indian Rock Road

Discussion: Mr. Dubay, MHF Design, provided an overview. Mr. Milebee, Shaw's: store locations, in-store overview. Mr. Ellingston, architect: elevations, architectural detail, fill out the right-side treatment and address visual features, berms, taller trees, front elevation, massing, visual impact, balance of gables, depth between face and gables, bike rack, "service" sign, removal of parking lot light pole signs. Mr. Scarnio, transportation engineer: ingress/egress, Route 111 traffic patterns, signalization, slip lanes, turn lanes, Route 111/North Lowell/Fellows intersection, level of service, volume-to-capacity ratio, queuing, deceleration lanes. Mr. Dubay: central landscaped aisle, wetland setbacks, fire lane, lane widths, road grades, trees, traffic calming, pedestrian access on-site and off-site, free-standing signs, white-blocking on internally illuminated signs, sign locations and features, land swap with NH DOT, multiple sign locations on plan, Route 111 vegetation and reconstruction impacts, land to the immediate west, water lines – present and future planning, ready-rock walls.

Public Input: Mr. Morris, Jordan Road: extensive community input, site's stormwater management plan should be incorporated into town's regulations.

CORRESPONDENCE (continued):

- Livable, Walkable Communities Program request for proposal and application packet.
- 2005 zoning ordinance amendment schedule.
- Letter from NH DES regarding a shoreland variance application file has been closed for lot 17-J-70.
- Letter from NH DES regarding a site specific permit application.
- Flyer from the Searles Castle regarding a raffle.
- Flyer titled Portsmouth Reuse, Revitalization, Results.
- Flyer for the NH Planners fall 2004 conference.
- RPC flyer titled Improving Site Planning and Site Design for sustainable Development.
- NH DES flyer titled Watershed Conference 2004.
- RPC flyer for the annual legislator's forum.
- Legal notice from Derry.
- Two abutter notifications from the Town of Derry.

OLD BUSINESS/NEW BUSINESS:

- Motion by Mr. McLeod to approve the proposed changes to the Site Plan and Subdivision Checklists. Seconded by Ms. Skinner. Approved 6:0.
- Discussion: BOCA code and adoptions; workshops with Taintor & Associates

Mr. Kolodziej motioned to adjourn. Mr. Breton seconded. Passed 6:0. Meeting adjourned 10:20 pm.

These minutes are in draft form and have not yet been reviewed and approved.
Respectfully submitted, Ross McLeod