

## PLANNING BOARD MINUTES

August 24, 2005

### ROLL CALL:

Nancy Prendergast, Chairman – Excused	Ross McLeod, Vice Chairman – Present
Ruth-Ellen Post, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Phil LoChiatto, Regular Member – Present	Pam Skinner, Regular Member – Present
Steven Griffis, Alternate – Present	Rick Okerman, Alternate – Present
Margaret Crisler, Selectmen Member – Present	Alan Carpenter, Selectmen Alternate – Excused
Neelima Gogumalla, Alternate – Present but not voting	

### STAFF:

Al Turner, Director of Planning and Development – Present  
Rebecca Way, Town Planner – Excused

*Mr. McLeod opened the meeting at 7:30. Mr. Okerman replaced Ms. Prendergast and Mr. Griffis replaced Mr. Kolodziej.*

### LIASION REPORTS:

Board of Selectmen: Mrs. Crisler reported that a joint meeting is scheduled for August 30 regarding water issues including the Windham Board of Selectmen, the Salem Board of Selectmen, Pennichuck Water Works, the Department of Environmental Services, the Environmental Protection Agency, the Planning Board, the Conservation Commission, and the Arlington Pond Protective Society.

### WORKSHOP

At the last workshop meeting, the Board created a master plan for the Village Center District to provide a guiding reference for developers. Still needed: location for public spaces. The Board reviewed the 2004 proposed plan as a comparison. One suggestion: Require a percentage of open or “green space” based on per-person occupancy (or per parking space for commercial areas) or some similar formula, for greater flexibility on placement. Percentages might be swapped or shared among developers, cooperatively. “Green space” requirement of this type would require an ordinance. Centrally located park and recreational area could be flooded in winter for ice skating as in other towns. Possibly eliminate parking from front and sides of Town Hall and Planning Office, replacing current paved areas with landscaped public green areas.

Possible road between Town Hall and Planning Office as entry to Village District area; about 55 feet width currently existing between the two buildings; concerns were expressed regarding structural effects on old foundations, preservation of historic appearance and values, upgrading utility lines and service to existing buildings, and whether this road might become a major alternative route to other roads. Input needed from HDC and other constituencies; give other groups an opportunity to become invested in how this develops. Questions were raised regarding legal ownership of the proposed road and of “green spaces” -- who plows, who plants and maintains landscaping, etc.?

Next steps: Staff will research “green space” formulas and public space arrangements in Village Districts and find examples from in other towns including sample ordinances and ownership arrangements. Also, Mrs. Crisler will coordinate with HDC to schedule a joint meeting with them on these issues.

Motion by Mr. LoChiatto to adjourn at 8:20 pm., seconded by Ms. Skinner; motion passed 7/0.

Respectfully submitted,  
Ruth-Ellen Post  
Planning Board Secretary