

**PLANNING BOARD MINUTES
WORKSHOP
October 12, 2005**

ROLL CALL:

Nancy Prendergast, Chairman – Present	Ross McLeod, Vice Chairman – Present
Ruth-Ellen Post, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Phil LoChiatto, Regular Member – Excused	Pam Skinner, Regular Member – Present
Neelima Gogumalla, Alternate Member – Excused	Steve Griffis, Alternate Member – Present
Rick Okerman, Alternate Member – Not Seated	Margaret Crisler, Selectman – Present
Alan Carpenter, Selectman Alternate – Excused	

STAFF:

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

Ms. Prendergast opened the meeting at 7:30 p.m. Mr. Griffis replaced Mr. LoChiatto.

MINUTES:

Review of prior minutes postponed pending review of prior motion sheets

CORRESPONDENCE:

- Letter from Herbert Associates regarding Lot 11-A-350 requesting special permit for 5 test wells to determine water supply. Discussion: erosion control and construction sequence added to plan, as requested; additional permit would be required for water main and service road; has not found cellar hole but found an old foundation and will avoid that, as indicated on plan; will add restoration requirement; will choose a path for drilling rigs to avoid wetlands, as indicated on plan. Motion by Mrs. Crisler to grant special permit to drill test wells as shown on the plan; construct appropriate roads for equipment access and restore all areas not needed for wells or road construction. Mr. McLeod seconded; motion passed 7/0. Motion by Mrs. Crisler to reconsider last motion, seconded by Mr. McLeod. Motion passed 7/0. Motion by Mrs. Crisler to add the word “future” as applies to wells or road construction in the first motion. Seconded by Mr. McLeod; motion passed 7/0;
- Letter from Mary Kivikoski requesting rezoning of lot at 1 Indian Rock Road, from “Rural” to “Village Center District.” This matter will be placed on the workshop agenda for November 9, when zoning is scheduled for discussion.

ROAD BONDS:

- Castle Hill Road, Station 580 and 220 Londonbridge Road, Castle Hill: request for final bond release. Motion by Mr. Kolodziej to approve final bond release of \$14,728.80; seconded by Ms. Skinner; motion passed 7/0;
- Heritage Hill, station 12+00 to 29+50 and Timberland Road, Station 0+00 to 11+91; request for partial bond release. Motion by Mr. Kolodziej to release \$27,824.80, retaining \$31,400; seconded by Mr. McLeod. Motion passed 7/0;
- Timberlane Road Extension, Station 00+00 to 15+30, request for partial bond release. Motion by Mr. Kolodziej to release \$99,612 and retain \$62,028; seconded by Ms. Skinner. Motion passed 7/0;
- Ryan Farm Road, Station 0+00 to 12+00, request for partial bond release. Motion by Mr. Kolodziej to release \$64,296 and retain \$51,960; seconded by Ms. Skinner. Motion passed 7/0.

OLD/NEW BUSINESS

- OEP conference November 5; members need to register if attending.
- Question regarding removal of trees and very high sign footings at the Shaw’s site. Staff reported that trees are being cut in connection with a land swap with the DOT, which agreement allows the removal of vegetation. Also, staff reported that Shaw’s has been warned about the sign footings and also about the possible mislocation of drainage and swale, both of which are in violation. The Board is very opposed to these steps. Staff will follow up.
- Board is reminded of the deliberative session on Friday at the Golden Brook School and urged to

attend. A tentative plan was recently received at the Planning Office. Potential problems include lack of drainage, lack of buffer on side street, unnecessary paving in front of one building, setback problems. It is not clear whether a "yes" vote on the Article includes approval of proposed improvements.

LIAISON REPORTS:

BOS site walk on Hopkins Road Monday, October 17, 2005, at 6:00. Meet at Mitchell Pond Road off Morrison Road. BOS not making a decision on this road until after the Planning Board's joint meeting with the Derry Planning Board on November 5.

WORKSHOP:

Village Center District: Regarding the 10,000 square foot limitation on commercial space, staff proposed a permit process for Planning Board exceptions where justified. The Board can also look at square footage guidelines for public spaces. First sentence of proposed permit process will be revised for clarity.

Impact Fees: Departmental priorities probably include recreation (more fields), police and fire, municipal facilities, and library. An experienced consultant/coordinator is needed to conduct the necessary study, assess needs, and determine the methodology to be used. Staff currently has \$15,000 budgeted for this. Board suggests more may be needed, perhaps up to \$20,000 to cover the departments identified. Staff will also seek support from specific departments for such a budget item. Board consensus of 6/1 favoring this approach with Mr. Kolodziej opposed.

Motion by Mr. McLeod to adjourn at 9:30 pm; seconded by Ms. Post; passed 7/0.

Respectfully submitted, Ruth-Ellen Post, Planning Board Secretary