

## PLANNING BOARD MINUTES

October 26, 2005

### ROLL CALL:

Nancy Prendergast, Chairman – Excused  
Ruth-Ellen Post, Secretary – Excused  
Phil LoChiatto, Regular Member – Present  
Neelima Gogumalla, Alternate – Excused  
Rick Okerman, Alternate – Excused  
Alan Carpenter, Selectmen Alternate – Excused

Ross McLeod, Vice Chairman – Present  
Walter Kolodziej, Regular Member – Present  
Pam Skinner, Regular Member – Present  
Steven Griffis, Alternate – Excused  
Margaret Crisler, Selectmen Member – Present

### STAFF:

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

*Mr. McLeod opened the meeting at 7:30 pm.*

### CORRESPONDENCE:

- E-mail from Dave Baker regarding the Shaw's sign. Mr. Baker, RK Associates: Described the sign location in relationship to Shaw's site plan, the landlord builds all infrastructures within 10 feet of the building including Rt 111 improvements, blasting to install sign, sign will move towards right-in/right-out drive +/-10 feet, the sign is the proposed position is lower than what was approved. Discussion: Will the sign be visible traveling west on Rt 111, language of ordinance and intent of sign regulations regarding artificial mounding, spirit and intent of the ordinance, height, mound will help screen the building, building designed to fit into the landscape, island for right-in/right-out is DOT land, plan is being constructed as approved, should not ask the applicant to make any changes.

### MINUTES:

- Mrs. Crisler motioned to approve the October 5 minutes. Ms. Skinner seconded. Passed 3-0-2. Mr. LoChiatto and Mr. Kolodziej abstained;
- Mrs. Crisler motioned to approve the October 12 minutes as amended. Mr. Kolodziej seconded. Passed 4-0-1. Mr. LoChiatto abstained;
- Mrs. Crisler motioned to approve the October 19 minutes as amended. Mr. Kolodziej seconded. Passed 5-0.

### CORRESPONDENCE:

- Memo from David Sullivan regarding the 2005 Annual Town Report;
- Letter from Dennis Rogers regarding the Next to Nothing application. Discussion: Needs site plan approval, Board declines to reconsider the decision as a correspondence item.

### OLD BUSINESS/NEW BUSINESS:

Discussion: Bowes landscaping truck with fire wood, Avitar parked with sign on the truck, Carr Landscaping update, impact fee as a special warrant article.

### ELDERLY HOUSING WORKSHOP:

Discussion: Not meeting the original intent, need affordable housing units for Windham's aging population, Elderly in town that want to "down size", state and federal regulations, 80% rule for age requirement, Town's regulations are 100%, need a housing authority, eliminate the elderly housing, does it help the town, benefits at a higher rate than a subdivision because less school aged children, entitled to town services, 55+ tilts demographics toward the elderly population, should not be allowed in the Village Center, should not encourage isolated development.

Mr. Kolodziej motioned to adjourn. Mr. LoChiatto seconded. Passed 5-0. Meeting adjourned at 9:15 pm.

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