

PLANNING BOARD MINUTES
WORKSHOP
January 25, 2006

ROLL CALL:

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

STAFF:

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

Ms. Prendergast opened the meeting at 7:30 pm. Mr. Okerman replaced Mr. McLeod.

Mr. Turner listed issues that will need to be addressed at an upcoming meeting with the NH DOT regarding development of the “Gateway” area, located between the new alignment of Route 111 and new exit ramp from Route 93. Area affected is mainly from Wall Street easterly along Route 111 to Route 93. Prior Planning Board review of the area for the DOT resulted in redesign of the ramps, relocation of the commuter lot, relocation of traffic lights, and an increase in usable land for future development adjacent to Route 93.

Discussion: Study area is currently zoned Professional Business and Technology; scattered commercial and office use along existing Route 111 will be isolated by the relocation of Route 111; main study area is primarily vacant; WinMill Industrial is the only business structure in the larger study area; may be desirable to make current commercial area (near hardware store and other businesses, which are necessarily relocating) a business/technology zone along with area on the south side of the relocated Route 111; interest may exist for business/technology development in the area, economic development potential; discuss with DOT a possible connection from Wall Street to North Lowell Road via Pine Hill Road as part of a plan explored years ago; consider wildlife issues in Pine Hill area; explore with DOT the possibility of moving the portion of 111 located west of Wall Street to a new route south of Post Office and town-owned property (police station, library), retaining existing 111 as a local road serving the Village Center District; give DOT a copy of our master plan for Village Center District showing this proposal; Route 111 will eventually become a four-lane highway at the demand of nearby towns; interest also exists in a more convenient off-highway connection between Village Green shopping area and The Commons shopping area at Fences Unlimited; entry (curb cut) from Route 111 to business/technology area is needed near Route 93 for access to possible technology park; DOT is committed to Wall Street Corridor Study for possible connection to North Lowell Road.

Mr. Turner will draft a letter to NH DOT noting the issues we want to discuss with them; meeting with DOT is proposed for February 8 if the DOT can accommodate that.

Motion by Mr. Kolodziej to adjourn, seconded by Ms. Crisler; motion passed 7/0. Meeting adjourned at 8:45 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted, Ruth-Ellen Post, Planning Board Secretary