

PLANNING BOARD MINUTES

October 25, 2006

ROLL CALL:

Phil LoChiatto, Chairman – Present	Ruth-Ellen Post, Vice Chairman – Present
Nancy Prendergast, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Ross McLeod, Regular Member – Excused	Pam Skinner, Regular Member – Excused
Neelima Gogumalla, Alternate – Present	Rick Okerman, Alternate – Present
Margaret Crisler, Selectmen Member – Present	Alan Carpenter, Selectmen Alternate – Excused

STAFF:

Al Turner, Director of Planning and Development – Present

Mr. LoChiatto opened the meeting at 7:30 pm. Mr. Okerman and Ms. Gogumalla replaced Mr. Kolodziej and Ms. Skinner.

CORRESPONDENCE:

- GIS Day 2006 Pamphlet;
- LGC Affiliate Link Newsletter;
- 3 letters regarding High Pointe East Subdivision.

OLD/NEW BUSINESS:

- 2006 LGC Annual Conference will be held November 15-17;
- CIP discussion with Planning Board is scheduled for November 8 at 7:30 pm. Minutes and spreadsheets will be made available prior. CIP hearing will be held on December 6;
- NH DOT grant for joint GIS project.

WORKSHOP

POTENTIAL ZONING ORDINANCE CHANGES

Gas Stations: Section 605.1.4 of the zoning ordinance was modified last year. Gas stations are currently allowed in Limited Industrial and Business Commercial A districts. Staff will map existing gas station locations and current restrictions.

Elderly Housing: Mr. Turner distributed a memo from himself to the Planning Board dated October 25, 2006 regarding the Elderly Housing Ordinance. The memo stated the current status of elderly housing in Town and posed questions for discussion.

Discussion: Delete the current elderly housing ordinance in its entirety, as it is not meeting its original intent: current elderly housing is not affordable and is not serving our seniors, costs for emergency medical response are up in these areas, the Town is currently involved in 4 lawsuits, tax benefits are not there, and demographics are changing.

Subsidized housing is different from elderly housing. The Town can build subsidized rental units on Town land without zoning.

Discussion: Zoning should be in line with the Federal statutes. Issues of increased costs to the Town need to be quantified. Elderly housing is mostly on private roads, which provides road maintenance cost savings to Town. Current zoning does not require affordability. Builders are not taking advantage of the density bonuses and are not providing onsite services. Requirements should be simplified.

Staff will collect more data from fire, police and legal; statistics on tax base impact, road maintenance costs, and number of prior Windham residents now living in elderly housing.

Big Box: Big Box zoning was discussed on July 26 and August 9. Square footage of big box is approximately 65,000 square feet. Under our current zoning for this allowed use, there is no location large enough to build a big box store. Staff will put a map together showing existing zoning and other possible locations.

Village Center District: Extend the Village Center District to include three properties on Hardwood Road. Including these properties will provide continuity in curb appeal along Route 111, allow access to/from the Village Center District through an existing signalized intersection, and possibly limit curb cuts along route 111. Staff will send a letter to the three owners asking for their opinion and input.

Structure: The definition of “structure” needs to be updated. Mr. Turner provided some alternatives for the board to review.

The Planning Board set the following priorities: 1) Village Center District, 2) Gas Stations, 3) Elderly Housing, 4) Structure, and 5) Big Box.

Mr. Okerman motioned to adjourn. Mrs. Crisler seconded. Passed 6-0. Meeting adjourned at 9:30 pm.

These minutes are in draft form and have not yet been reviewed and approved
Respectfully submitted, Nancy Prendergast