

PLANNING BOARD WORKSHOP MINUTES

March 28, 2007

ROLL CALL:

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

STAFF:

Al Turner, Director of Planning and Development – Present
Shaun Logue, Town Planner – Present

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

OLD/NEW BUSINESS:

- The Dunkin Donuts/ Baskin Robbins sign on Route 111 has been replaced without Planning Board review. Staff will investigate.

PUBLIC MATTERS:

CTAP Representative: to be discussed at the next meeting.

Site Plan and Subdivision Regulations Amendments:

The Planning Board discussed potential changes to the Subdivision Regulations. The entire document was reviewed and discussed. As sections were discussed, edits were made. Proposed changes include defining Special Flood Hazard Area as recommended by FEMA, including a new section that protects approved subdivisions from future changes in regulations and ordinances in accordance with RSA 674:39, and removing fees from the regulations as fees are the Selectmen's jurisdiction. Maximum spacing between catch basins and length of right-of-ways for street types need to be verified. Staff will review the document for consistent language regarding building and structure, and CEA and Board's Agent.

Donations:

The Planning Board received the following letters:

1. From David Sullivan, regarding Terra Bella Subdivision - \$1000 / lot donation, dated March 23, 2007;
2. From Alfred Turner, Jr., Director Planning and Development, regarding Donations and Exactions, dated March 23, 2007.

Mr. Turner gave a brief overview of the letters contents. Board discussion: The Board would like guidance on how donations should be handled. The discussion should take place with Attorney Campbell with as many Planning Board members present as possible. Selectmen member and Selectmen alternate should also both be present. At the request of the Board, staff will invite Attorney Campbell to meet with the Planning Board on April 11 at 7:30 pm.

Mr. Okerman motioned to adjourn. Mr. Carpenter seconded. Passed 5-0. Meeting adjourned at 8:50 pm.

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