

PLANNING BOARD WORKSHOP MINUTES

May 23, 2007

ROLL CALL:

Ruth-Ellen Post, Chairman – Present

Nancy Prendergast, Secretary – Excused

Phil LoChiatto, Regular Member – Excused

Neelima Gogumalla, Alternate – Present

Alan Carpenter, Selectmen Member – Present

Ross McLeod, Vice Chairman – Excused

Walter Kolodziej, Regular Member – Excused

Pam Skinner, Regular Member – Present

Rick Okerman, Alternate – Excused

Margaret Crisler, Selectmen Alternate – Excused

STAFF:

Al Turner, Director of Planning and Development – Excused

Shaun Logue, Town Planner – Present

- *Ms. Post opened the meeting at 7:30 pm.*
- *Ms. Gogumalla replaced Ms. Prendergast.*
- *The Board stood and recited the Pledge of Allegiance.*

CORRESPONDENCE:

Letter from Herbert Associates regarding the Clarke Farm South conditions of approval #7, and an email from Mr. Turner regarding Certificate of Occupancies for Clarke Farm. The Board discussed whether it should require a public hearing, it is an urgent issue, allow a certain number of Certificate of Occupancies. Peter Zohdi, Herbert Associates, answered the Board's question regarding the building of a left turn lane on Rt 111 onto Faith Road, there are 33 lots available and seeking 8 occupancy permits, and it should be completed in 45 days. The Board discussion continued regarding substantially completed, the processes of getting a slip lane, may have met the substantially complete requirement, are there any legal problems with issuing the CO's, issue up to six CO's and then come back to the Board if the lane is not complete, the definition of substantially completed in Section 674:39, the subdivision is bonded, the Rt 111 bond will be with the State once the plan is approved, the left hand turn lane is part of the condition of approval, one CO was issued by mistake, another family is ready to move in, allow a limited number of CO's with a deadline for the left-turn lane, discussions between the NH DOT and the developer has occurred over the past year to obtain the necessary permits to construct the improvement, the hold up is on the part of the State, and setting a precedent for future developments. Mr. Carpenter motioned to instruct the Planning and Development Department to issue up to six (6) Certificate of Occupancies to the Clark Farm South subdivision over the next sixty (60) days. This motion is based on the definition of "substantial completion", and the order of condition #7 and the effort exhibited by the applicant to complete the off-site improvements in a timely manner. Board discussion: The applicant should not expect another extension after the 60 days, and not comfortable making a precedent. Ms. Gogumalla seconded. Passed 4-0.

CTAP WORKSHOP:

Mr. Cliff Sinnott, Executive Director of the Rockingham Planning Commission, discussed the overview of the I-93 Community Technical Assistance Program (CTAP) and the first year's work program, and the Community Assessment with the Planning Board. CTAP's purpose is to help communities prepare for additional growth, to promote long term improvements in planning capacity, to create a regional cooperative effort to support community planning and to minimize adverse impacts from future growth through better planning and improved development regulation. Additionally, CTAP is an outcome from the environmental impact statement of the widening of Route 93 and that the widening will stimulate additional growth. Mr. Sinnott presented a PowerPoint presentation which included an overview of how

the program will work in conjunction with the Town, resources that are available and the first formal step.

Mr. Sinnott is going to work closely with the planning staff to complete the Community Planning Assessment Template that he distributed. Twenty-five (25) other communities in the CTAP study area will also complete the Assessment to better help the Rockingham Planning Commission understand all aspects of the community.

Mr. Carpenter motioned to adjourn. Ms. Skinner seconded. Passed 4-0. Meeting adjourned at 9:45 pm.

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