

PLANNING BOARD MINUTES

August 15, 2007

ROLL CALL:

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

STAFF:

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

- *Ms. Prendergast opened the meeting at 7:05 pm.*
- *Mr. Okerman replaced Ms. Skinner.*
- *The Board stood and recited the Pledge of Allegiance.*

MINUTES:

- Mrs. Crisler motioned to approve the August 1 minutes. Mr. Okerman seconded. Passed 3-0-1. Mr. LoChiatto abstained;
- Mrs. Crisler motioned to approve the August 8 minutes. Mr. Okerman seconded. Passed 3-0-1. Mr. LoChiatto abstained.

BOND:

- Shaw's landscaping, final release of \$10,500. Mr. LoChiatto motioned to release. Mr. Okerman seconded. Passed 4-0.

CORRESPONDENCE:

- Letter from Allan Putnam, 26 Bear Hill Road regarding a trail easement. The letter will be held for the August 22 meeting which is a joint meeting with the Trails Committee;
- Research paper titled "Street Trees: A New Hampshire Primer" from Dartmouth College;
- CTAP Training Conference flyer;
- Chamber of Commerce agenda. Mr. Logue and Mrs. Crisler attended the meeting;
- Municipal Law Lecture Series flyer;
- Letter from the Office of Energy and Planning regarding the annual conference;
- Letter from Herbert Associates requesting to move the Clarke Farm North Elderly Housing to the September 5 agenda. Mr. LoChiatto motioned to grant the request. Mr. Okerman seconded. Passed 4-0.

OLD/NEW BUSINESS:

- Mr. Turner distributed his detailed notes from the August 13 Selectmen's meeting regarding blasting, and a consultant is being hired by the Town to investigate the problems at the expense of the developer. Discussion ensued regarding blasting for developments, the expert should be on board before the blasting resumes, should the Selectmen meet on Friday to revoke the blasting permit? Discussion continued regarding what the consultant will do and a timeframe, looking at the placement of seismographs, and blasting procedures in the future for site plans and subdivisions.

LIAISON REPORT:

- Mrs. Crisler, Selectmen: Historic District Commission wants to pursue the demolition delay ordinance and is working on a new draft, and would like to have a Planning Board workshop meeting with a State Historical representative. Board discussion: workshops for proposed zoning amendment changes will begin in September, discussion of demolition delay ordinance will tentatively be scheduled for the second workshop in September. Mrs. Crisler was also informed at a DOT meeting that there are no changes in the Rte 93 plans.

OLD/NEW BUSINESS:

- The Board discussed the CIP members.

PUBLIC MATTERS:

Forty Acres Subdivision Land Transfer – Public Discussion **Rockingham Road, lots 8-B-3000 & 3001**

Mr. Logue discussed the application including the location, the applicant is proposing to subdivide parcel "A" as shown on the plan from lot 8-B-3000, and transfer the land to lot 8-B-3001, lot 3001 is owned by the Town as conservation land, lot 3000 has frontage on Libby Road, lot 3001 has frontage on Rockingham Road, parcel "A" is in the Rural zone and lot 3000 is in the Neighborhood Business zoning district, all abutters have been notified including those in Derry, and some of the property is land-locked. Board discussion ensued regarding easements on the land, this land transfer does not make the land-locked situations better and it doesn't make it worse. Mr. Logue stated that what was submitted to staff and what has been given to the Board this evening is inconsistent, and the lot lines and zoning districts were not clearly labeled.

Chris Nickerson, Herbert Associates, stated the purpose is to subdivide approximately 19 acres of 3-B-3000, he showed the parcel on the map, the Town purchased lot 3001 in 2005, the Town purchase lot 4700 in 2006, and the Conservation Commission would like to purchase the 19 acres. He described the size and location of the lots. Mr. Turner pointed out a portion of the plan which was unclear.

Mr. Nickerson clarified the drawing, and parcel "A" will be deeded to the Town. Board discussion regarding the confusion of parcel "B", the plans do not agree with each other, confusion of the zone line and the lot line, which set of plans should be discussed? it's more land for the Town, does the Planning Board have jurisdiction for active or passive recreations? and send the plan out for comments to the Conservation Commission and Recreation Committee.

Public comment from Doug Yennaco, 14 Marblehead Road, discussed his ownership of land which is blocked in, he is confused with which lots are owned by the Town, and asked for consideration for a different access to his land and eliminate the old wood road access. Mr. Turner stated that the right-of-way access is the jurisdiction of the Selectmen and Conservation Commission. Discussion with Mr. Yennaco continued regarding location of the wood roads, access to his property, and location of the right-of-way to Mr. Yennaco's land.

Jeff Yennaco, resident, has owned a land-locked piece of property for the past 12 years, has been watching the development of this area, and is looking for access to his property. Mr. Yennaco stated that he was not allowed to participate in discussions when Conservation Commission first considered purchasing these neighboring parcels, would the Conservation Commission consider purchasing his land, and he is looking for guidance to get to his property. Board discussion regarding Mr. Yennaco should examine his deed for easements, he should talk to his abutters and approach the Villages of

Windham to ask about purchasing an easement, land purchases do not come to the Planning Board and this application does not impact his situation.

Mr. Nickerson asked if the Board was content with the plan. Board discussion that the plan will be sent out for department comments. Checklist was completed.

Mr. Nickerson stated they are working with the Eagle Scouts for 10 parking spaces and a tenting area on the Town owned land.

Mr. LoChiatto motioned to adjourn. Mrs. Crisler seconded. Passed 4-0. Meeting adjourned at 8:35 pm.

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