

**PLANNING BOARD MINUTES**  
**November 14, 2007**

**ROLL CALL:**

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

**STAFF:**

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

- *Mr. McLeod opened the meeting at 7:05 pm.*
- *Ms. Gogumalla replaced Ms. Post.*

**MINUTES:**

- Ms. Skinner motioned to approve the October 17 minutes. Ms. Prendergast seconded. Passed 5-0-2. Mr. Carpenter and Mr. McLeod abstained;
- Ms. Prendergast motioned to approve the October 24 minutes. Ms. Skinner seconded. Passed 5-0-2. Mr. Carpenter and Ms. Gogumalla abstained;
- Ms. Skinner motioned to approve the November 7 minutes. Ms. Gogumalla seconded. Passed 5-0-2. Mr. LoChiatto and Mr. Carpenter abstained.
- Ms. Skinner motioned to approve the November 10 minutes. Ms. Gogumalla seconded. Passed 4-0-3. Mr. Carpenter, Mr. LoChiatto, and Mr. Kolodziej abstained.

**CORRESPONDENCE:**

- Letter to the Board of Selectmen from David Sullivan regarding a request for warrant article language for the discontinuance of pedestrian trail easements;
- Public hearing notice from the Town of Derry;
- Reminder flyer for RPC Legislator’s Forum;
- Postcard for a workshop titled “Conservation Subdivision Design as a Tool for Building Open Space Networks”;
- Postcard for a book titled “Planning and Urban Design Standards.”

**OLD/NEW BUSINESS:**

The Board stood and recited the Pledge of Allegiance.

Mr. LoChiatto stated that the CIP committee will meet tomorrow night at the library because Conservation Commission will be meeting with the School Board in the Planning Department conference room.

**PUBLIC DISCUSSION:**

**Proposed Zoning Amendments 2008**

Agenda Correspondence:

Mr. McLeod read a letter from Patrick Wallace regarding the rezoning of 3 Cobbetts Pond Road. Board consensus to have staff send the landowner a letter requesting that they submit a citizen’s petition for the

rezoning.

Mr. McLeod read a letter from Peter Zohdi, Herbert Associates, regarding the rezoning of 150 Haverhill Road. Mr. Zohdi presented maps showing the front of the property zoned as Commercial and the rest of the property remaining as Rural. Board discussion regarding location, distance from other businesses, Neighborhood Business versus Commercial, traffic, and would rezoning adversely impact the existing Village Center District? Mr. McLeod polled the Board. The Board supports rezoning a portion to neighborhood business and suggests that the landowner work with staff to craft language for a citizen petition for review by the Board.

Mr. Zohdi discussed rezoning a property located at Hardwood Road and Route 111 to Village Center District. Board discussion regarding this was a proposed amendment last year and included two neighboring properties on Hardwood Road, it provides a needed access for left hand turns, improved queuing, the proposal is in keeping with the VCD master plan, wordsmith last years language and present with maps showing traffic patterns including points of egress and ingress, and consider as a Board proposed amendment. Mr. Carpenter motioned that staff dig up last years zoning amendment regarding the rezoning of lots 450, 451, and 452 and work with the landowner to review for language and present back to the Board. Seconded by Mr. Kolodziej. Passed 7-0.

Mr. McLeod read a letter from Ms. Pynn, Windham Historic District/Heritage Commission, regarding the rezoning of lot 2-A-1325. Ms. Pynn stated that this parcel is Town owned and located directly behind the Caboose, has intact foundations from the 1861 Stickney store, barn, and stables, and the HDC would like it rezoned to Historic District to preserve it, and it would be a natural extension of the Depot Historic District. Board discussion regarding what benefits the rezoning would be. Mr. LoChiatto motioned to have staff work with the HDC to draft an amendment for the rezoning of lot 2-A-1325 to the Historic District. Ms. Skinner seconded. Passed 6-0-1. Mr. Kolodziej abstained.

With Ms. Pynn present, the Board continued to propose zoning amendment #20: Demolition Delay Ordinance. Mr. Logue distributed confidential legal communication to the Board. Mr. Carpenter motioned to release the confidential communication to the public. Mr. Kolodziej seconded. Passed 7-0. Mr. McLeod read a letter from Ms. Pynn regarding changes to the ordinance. Board consensus that 2 (i) (b) will be updated as follows: delete “which” and replace “list” with “lists”; and 3 will be updated to include “and document” after “...effort to preserve”. Mr. Kolodziej motioned to move the Demolition Delay Ordinance to public hearing with the amendments. Ms. Skinner seconded. Passed 6-0-1. Mr. Carpenter abstained.

Staff distributed an updated list of proposed zoning changes. Board discussion regarding the Proposed Zoning Map Amendments:

Amendments #1 through #4 were reviewed. The Board consensus was to pursue Map Amendments 1, 2, and 4 with the zoning boundaries for Amendment 1 being reworked at the intersection of Industrial and Roulston Road, and Amendment 3 requires further study.

Board discussion regarding Proposed Zoning Ordinance Amendments:

Amendments #1 through #19 and #21 were reviewed. The Board consensus was to pursue all proposed zoning amendments with the following changes:

Amendment #5: Add “percentage” after “Maximum”.

Mr. LoChiatto motioned to move all proposed zoning amendments with changes forward to public hearing on December 12 at 7:00 pm. Ms. Skinner seconded. Passed 7-0.

Public comment from Dianna Fallon, 26 Rock Pond Road, asked whether the Board had any plans regarding the zoning of Lowell Road. Board discussion that Lowell Road and North Lowell Road zoning should be discussed at a future workshop and will be added to next years list of priorities.

Mr. Kolodziej motioned to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned at 9:35 pm.

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