

PLANNING BOARD MINUTES
March 5, 2008

ROLL CALL:

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| Ruth-Ellen Post, Chairman – Present | 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 – Excused | Rick Okerman, Alternate – Not Seated |
| 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. Post opened the meeting at 7:00 pm;
The Board stood and recited the Pledge of Allegiance.

MINUTES:

Mrs. Crisler motioned to approve the February 27 minutes. Ms. Prendergast seconded. Passed 6-0-1. Ms. Skinner abstained.

CORRESPONDENCE:

Information on a seminar titled Consequences of Land Use Policy: Why and How NH Communities Can Grow Smart.

BONDS:

- Porcupine Road for the Copps Hill Subdivision, new bond for \$38,371.20. Mrs. Crisler motioned to accept. Ms. Prendergast seconded. Passed 6-0-1. Mr. LoChiatto abstained.
- Windham Meadows I, partial release of \$49,906 and retain \$5000. Mr. McLeod motioned to approve the partial release. Mr. Kolodziej seconded. Passed 6-0-1. Mr. LoChiatto abstained.

SIGN PERMIT:

Granite Oaks, LLC, 127 Rockingham Road, lot 3-B-200. Board discussion regarding the readability of the wall signs and square footage requirements. Planning Board found the signs aesthetically pleasing and that they meet the requirements. Mr. McLeod motioned to approve the sign permit. Mrs. Crisler seconded. Passed 7-0.

OLD/NEW BUSINESS:

Three protest petitions have been filed regarding proposed rezoning on the Town warrant. Board discussion regarding a 2/3 majority needed to pass.

LIASION REPORT:

Mrs. Crisler, Selectmen, discussed the secondary access to the High School and the requirements needed to obtain 30% state funding.

PUBLIC MATTERS:

Windham High School Lot Line Adjustment – Public Hearing
off Londonbridge Road, Lots 20-D-1200 & 20-E-300

Mr. Logue stated the applicant is proposing a boundary line adjustment of lots 20-D-1200 and 20-E-300. The property is located in the rural district and south of Londonbridge Road. The previous approved subdivision plan of April 4, 2007 indicated that parcel "A" consisting of 12.970 acres of land to be subdivided off of lot 20-D-1500 (owned by Windham School District) and combined with lot 20-D-1200. The intention was to combine parcel "A" with lot 20-E-300 owned by James Logan. The previously approved plan was never recorded. Mr. Logan and the Windham School District requested to change the previously approved subdivision plan and convey the 12.970 acres of land to Mr. Logan and add it to lot 20-E-300. Mr. Kolodziej motioned to open for public hearing. Ms. Skinner seconded. Passed 7-0.

Mr. Turner showed the plan on the map. He further discussed a brief overview and the history between Mr. Logan and the Windham School District. Board discussion regarding lot line adjustment and future subdivision. Mr. Turner described the planning process for making the lot line adjustment work. Confidential legal communication from Town Attorney was also provided to the Board.

Mr. Wes Aspinwall, Hebert Associates, discussed the lot line adjustment and a waiver to Section 605.3 of the Windham Subdivision Regulations is also requested. Board discussion regarding the updated plan sheet, is the plan as a whole being reviewed with one sheet being amended, or is just the one sheet being reviewed?

Mr. McLeod motioned to approve sheet 6 of 6 for Boundary Line Adjustment Plan on Londonbridge Road for Windham School District as revised 12/11/2007, and approval of waiver to Section 605.3 of the subdivision regulations as it will not alter the nonconforming status of the parcel. Ms. Prendergast seconded. Passed 7-0.

Mr. McLeod motioned to adjourn. Mr. Kolodziej seconded. Passed 7-0. Meeting adjourned at 8:00 pm.

These minutes are in draft form and have not yet been reviewed and approved.

Respectfully submitted,

Nancy Charland