

PLANNING BOARD MINUTES

October 1, 2008

ROLL CALL:

Phil LoChiatto, Chairman – Present	Nancy Prendergast, Vice Chairman – Present
Rick Okerman, Secretary – Present	Walter Kolodziej, Regular Member – Excused
Ruth-Ellen Post, Regular Member – Present	Pam Skinner, Regular Member – Present
Louis Hersch, Alternate Member – Excused	Kristi St. Laurent, Alternate Member – Not Seated
Sy Wrenn, Alternate Member – Present	Bruce Breton, Selectmen Member – Present
Galen Stearns, Selectmen Alternate – Excused	

STAFF:

Al Turner, Director of Planning and Development – Present

Mr. LoChiatto opened the meeting at 7:00 pm. The Board stood and recited the Pledge of Allegiance. *Mr. Wrenn replaced Mr. Kolodziej.*

MINUTES:

- Ms. Prendergast motioned to approve the September 17 minutes as amended. Ms. Post seconded. Passed 6-0-1. Mr. Wrenn abstained;
- Board discussed changes to the September 24 minutes.

CORRESPONDENCE:

- Confidential letter to Attorney Campbell regarding impact fees;
- Letter to Mr. Sanborn regarding the application for CTAP grant funding as requested by Mrs. Criser;
- Letter to David Sullivan regarding CTAP discretionary fund. Board discussion wanting more information, it is a study for the utility placement, is this a part of the Master Plan? and want to protect Canobie Lake and Cobbetts Pond;
- Letter from David Sullivan regarding the sale of State-owned land. Board discussion that the Town has the right of first refusal, and the location of the property. Ms. Prendergast motioned to have the staff draft a letter that the Board supports the States sale of lot 13-A-196. Mr. Okerman seconded. Board discussion that this is in the interest of economic development. Passed 7-0;
- Letter to Peter Stammus regarding Rt 111 by-pass and Delahunty Road;
- Letter to RPC regarding the reappointment of Eileen Maloney for a 4-year term;
- Letter from Mr. Turner regarding the 9 Hancock Road cul-de-sac. Board discussion regarding there is a bond, the homeowner is not satisfied with the lawn, and send a letter to both parties that they need to resolve this;
- Letter from Mr. Farris requesting 15 & 17 Mammoth Road be rezoned to Commercial. Board discussion to add this to next week's discussion, and Mr. Farris should be invited to the meeting;
- Flyer for a NH DES Watershed Conference;
- Article titled "Right-to-know law revised";
- Postcard from RPC regarding the New NH Comprehensive Shoreland Protection Act;
- Planning publication;
- Right-of-way letter requesting to release the 50' right-of-way off Ironwood Road. Mr. Turner explained this requires a Board of Selectmen public hearing, he showed the easement on a map and discussed the reasons for the change, and the land is now conservation open space. Board discussion the public hearing will be on October 20. Ms. Skinner motioned to support the removal of the 50' right-of-way stub off Ironwood Road. Mr. Breton seconded. Passed 6-1. Mr. LoChiatto stated he will write the letter.

OLD/NEW BUSINESS:

- Board discussion regarding Happy Feet sign;
- Selectmen will discuss the parking for Griffin Park October 6.

BOND:

Fletcher and Corliss Roads, final release of \$59,424. Ms. Post motioned to approve the final release and recommend to the Selectmen to hold a public hearing to accept as a Town road. Ms. Prendergast seconded. Passed 7-0.

PUBLIC MATTERS:

Pelletier Subdivision Amendment – Public Discussion

66 West Shore Road, lot 20-L-1

Mr. Turner stated the plan is for then end of West Shore Road, currently there is no turn around at the end, the plan extends the road with a hammerhead, one lot will become two, the previous plan before the Board had an error with the survey and the road would be 14' wide, and that is not wide enough according to the Highway Safety Committee. He explained that the applicant has a new plan that includes easements that would allow the road to be built over 20' wide which meets the NFPA standards, the Highway Safety Committee recommends this plan, the applicant is looking for Planning Board and abutter input, and the plan has already gone out to department heads. Board discussion with Mr. Turner regarding input from other Boards, it is a currently bad situation for delivery trucks, plows, or emergency vehicles, this plan gives a turn around and a place to place snow, the Highway Safety Committee thinks it's a major safety improvement, and will the Town have the right to push snow beyond the easement?

Attorney Bill Mason stated the plan was before the Board and was approved, snow storage and drainage was addressed at the former meetings, the calculations for the road width were incorrect and there was only 14' for the road, have negotiated with an abutter to get a permanent easement, the paved area will be 20½', looking for a formal amendment to the previous plan, the hammerhead provides a turn around for emergency vehicles, snow plows and buses and has snow storage also, no other changes have been made to the subdivision, and are here to discuss the right-of-way area.

Board discussion with Attorney Mason including the Town will be given the rights to the easement, there is no mortgage on the property, the Town will be able to maintain it, the easement is shown as a shaded area on the plan, it is a 90 sq ft piece of land, the paved area will be 20½', and only a temporary grading easement is needed to get the work done.

Hugo Findeisen, Findeisen Survey and Design, indicated the property on the plan that would be dedicated to the Town. Attorney Mason restated that this is the only change to the previous plan. Mr. Turner stated the previous plan was denied, this is not amending an approved plan, and everything needs to be resubmitted. Attorney Mason stated they will submit everything that was submitted previously for the public hearing. Board discussion regarding the plan was approved June 20, 2007, it was then discovered there was an error with the road width, an amended subdivision plan was submitted with a 14' road, that plan was denied, and the first approval is null and void. Mr. Turner stated the formal plan has been submitted for public hearing and if it does not include all of the information necessary it will probably not be complete for public hearing. Attorney Mason stated that the State's approvals are still in effect, the package of materials will be substantially complete enough for the Board to make a decision, and suggested the previous file be appended to this file. Board discussion that the Board would like copies of the previous minutes, the previous plan, and the previous department comments, and this plan

almost mirrors the previous plan. No public comment. Mr. LoChiatto read a letter from Scott Anderson. Board discussion regarding having an independent review that the previous plans and the current plans are the same, and Mr. Turner can review the plan.

OLD BUSINESS:

Board discussion that at last week's meeting Ms. Post wanted to know if a letter was sent to the Selectmen regarding concerns with impact fees, and a letter was sent.

CTAP Discussion with Cliff Sinnott – Public Discussion

Cliff Sinnott, Rockingham Planning Commission, discussed the final version of the CTAP, there have not been significant changes, the purpose of the assessment was to help prioritize things to get done, are about 1/3 through the assessment, find out what the priorities are and how to use the CTAP resources, he further explained CTAP resources, grant programs for open space plans, he will send the Economic Asset Profile to the Board, currently working on the community build-out analysis, and explained the enhanced GIS-based information. He further discussed visioning and planning, DOT has agreed to do a corridor study from Exit 3 to the Center School, there is a catalog of topics with speakers available to come to the Board which Mr. Sinnott will send to the Board, and there are grants for multi-town projects. He then discussed the implementation including discretionary funding, grant writing assistance is available, and affordable housing is something a town would take on their own.

Board discussion with Mr. Sinnott regarding prioritizing, regional housing assessment is different than affordable housing, \$80,667 is the median family income for a family of 4, \$249,624 is the cost of an affordable house, and \$1090 would be the affordable rental price for a 2-bedroom unit. Mr. Sinnott further described the community build-out analysis, he will meet with the Selectmen, and he discussed the amount of the grants. Board discussion regarding the summary of recommendations will be discussed at October 22 meeting.

Annette Stoller, RPC Representative, stated that she has been working on the CTAP program for awhile, will be working on affordable housing with the legislative committee, important to come to the RPC, she invited the Board members to visit the office, suggested that the Board members prioritize their own lists before they meet, should go for the grants as there could be a diminished tax base with the bad housing market, there are three commissioners from this Town, and she invited the Board to a RPC meeting next Tuesday at Brentwood.

Board discussion regarding the draft letter to Attorney Campbell, the minutes should be sent with the letter, Board of Selectmen should be send a copy, Mr. LoChiatto will send out the letter and minutes, the Board of Selectmen would like a copy to make sure a timely response is received, and discussion of the confidentiality of letters to Attorney Campbell.

Mr. Breton motioned to adjourn. Ms. Prendergast seconded. Passed 7-0. Meeting adjourned at 9:25 pm.

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