

PLANNING BOARD MINUTES
November 12, 2008

ROLL CALL:

Phil LoChiatto, Chairman – Present	Nancy Prendergast, Vice Chairman – Present
Rick Okerman, Secretary – Present	Walter Kolodziej, Regular Member – Present
Ruth-Ellen Post, Regular Member – Excused	Pam Skinner, Regular Member – Present
Louis Hersch, Alternate Member – Excused	Kristi St. Laurent, Alt Member – Present
Sy Wrenn, Alternate Member – Not Seated	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. *Ms. St. Laurent replaced Ms. Post.*

MINUTES:

- Mr. Breton motioned to approve the October 18 site walk minutes as amended. Ms. Skinner seconded. Passed 5-0-2. Mr. Kolodziej and Mr. LoChiatto abstained.

ROAD BOND:

- Castle Reach Phase II off site to Mockingbirdhill Road, final release of \$10,000. Mr. Breton motioned to approve the final release. Ms. Prendergast seconded. Passed 7-0;
- Castle Reach Phase II temporary connector, final release of \$5,000. Mr. Breton motioned to approve the final release. Ms. Prendergast seconded. Passed 7-0;
- Porcupine Road, partial release of \$6,654 and retain \$31,717.20. Mr. Kolodziej motioned to approve the partial release. Mr. Breton seconded. Passed 6-0-1. Mr. LoChiatto abstained.

OLD/NEW BUSINESS:

- Discussion of whether Eric DeLong could help out with the zoning maps, outstanding zoning issues that need to be discussed and dates of the meetings, should the Board discuss changing the Wall Street properties, and Mr. Turner showed a map of the area. Mr. Breton motioned to have the Board discuss rezoning two northern lots between Wall Street and Rt 111 on December 17. Mr. Kolodziej seconded. Board discussion that this is not the right time to change the zoning of these parcels. Failed 2-5. Mr. Kolodziej, Ms. Skinner, Mr. Okerman, Ms. Prendergast, and Ms. St. Laurent opposed;
- Board discussion regarding sending a letter to the Economic Development Committee regarding the zoning change meeting. Mr. LoChiatto agreed to write the letter.

PUBLIC MATTERS:

Outside Plan Review

Mr. Turner stated that the Board has been getting away from sending plans for outside review for site plans and subdivision, and Keach-Nordstrom and CLD do that for the Town. Board discussion regarding sending plans out for review, Selectmen are trying to get the Planning Department some help, decided on a case by case basis at public discussions, staff does an in depth review which is time consuming, most towns have outside reviews, there are plans that Mr. Turner wishes had outside review, is there any plans that need outside review now, and continue to take them on a case by case basis at the checklist time.

Potential Zoning Ordinance Amendments

Amendment #1. Amend section 200 Definitions by adding a new definition; Amendment #4. Amend section 704.4 by adding a new section; and Amendment #5 Amend sections 708 & 709 Motorized Recreational Vehicles and Campers by deleting these sections if the above amendment passes.

Mr. Turner stated that we do not have a good recreational vehicle definition. Board discussion whether 400 sq ft is big enough, what is it if it's bigger than 400 sq ft, most people put their campers on their side yards, this effects section 704.4, does it matter when someone registers their camper, the reason is to put the ordinance where it can be found, this combines and replaces Sections 708 and 709, a lot of people keep their campers in their side yard, what are the side set backs, driveways are allowed in the setback, does that mean you can't park your RV in the driveway, this isn't really changing what we have, and it's renumbering what is in the ordinance.

Amendment #3. Amend section 704.4 Limitations on Parking by adding a new section:

Board discussion of section 704.4.5 regarding the weight of trucks, F150's weigh 7200-7800 lbs, there is different definitions of weight and GVW (gross vehicle weight), stop tractor trailers for parking at their house, do not want to prohibit someone from making a living, which zoning to apply this, scratch the proposed changes to 704.4, a commercial vehicle has a different registration, change is similar to section 603.1.5, only for Residence A, B, and C not rural, change the weight to 15,000 G.V.W. in section 603.1.5 and come back to the public hearing with a more realistic number, and Mr. Turner will research for the correct weight and will renumber the sections for amendment #4 previously discussed.

Amendment #2. Amend section 500 New Construction and New Uses by adding a new section 504.

Mr. Turner stated this is so the Board may provide for preliminary review of applications and plats by specific regulations as allowed by RSA 676:4, this is a brand new RSA, other towns would rezone a piece of property to stop a development, this stops this type of change, to get the regulations the Town needs to adopt this RSA, the Town of Windham has had preliminary reviews for 25 years, and this protects the applicants.

Board discussion that we already do this, technical review would not happen during the daytime, site plan requires a public discussion, putting this in zoning would require it for subdivision and site plans, concern for allowance of a small 2-lot subdivision, add to zoning now and add to subdivision regulations later, look at the subdivision regulations in March, and move to public hearing.

Ms. Prendergast motioned to move the amendment #1, which amends section 200 Definitions by adding a new definition for recreational vehicles, to public hearing. Mr. Kolodziej seconded. Passed 7-0.

Mr. Kolodziej motioned to move amendment #2, which amends section 500 New Construction and New Uses by adding a new section 504, to public hearing. Ms. Prendergast seconded. Passed 7-0.

It was noted that amendment #3 not moved forward.

Ms. Prendergast motioned to move Amendment #4 Section 704.4 Limitations on Parking, which adds a new section renumbered as 7.4.4.5 Recreational Vehicles or Recreational Campers, to public hearing. Ms. Skinner seconded. Passed 7-0.

Ms. Prendergast motioned to move Amendment #5, which deletes sections 708 & 709, to public hearing, and that this language is included in amendment #4 when advertised for public hearing. Mr. Kolodziej seconded. Passed 7-0.

Ms. Prendergast motioned to amend section 603.1.5 by changing the gross vehicle weight to 15,000 GVW and modifying the reference to section 709, and move to public hearing. Ms. Skinner seconded. Passed 7-0.

Accessory Structure

Mr. Turner distributed a memo regarding accessory structure from Ross McLeod, there has been court review of accessory structures, should Mr. Turner write up an ordinance regarding this?

Board discussion regarding incidental structures without a main use, agricultural structures are allowed, trying not to have three car garages with living spaces above after inspections, it has not been a major issue, accessory structures are free standing, discuss for next year, and accessory apartments are not allowed in an accessory structure.

Workforce Housing

Board discussion regarding workforce housing based on a document distributed from Ms. Prendergast, inclusionary housing as an overlay, which districts should have workforce housing, and have incentives like the housing for older persons. Mr. Turner discussed a seminar he attended regarding workforce housing including 50% for workforce housing, there are deadlines and hope there will be extensions for compliance as it is a major ordinance, do not have the time for the ordinance for this year, an ordinance needs to be written and if July deadline is not extended may have to have a special town meeting.

Board discussion regarding moving forward, looking at zoning maps, Rockingham Planning Commission needs to do their part also, what is the process to declare workforce housing, Windham does not have sewer and waterlines, once it is posted it is in effect then ask for a special meeting, there is time to do workshops before July 2009, and ask the Selectmen to ask for an extension.

Mr. Turner will send the draft of the zoning advertisement to Attorney Campbell for preliminary review.

Mr. Kolodziej motioned to adjourn. Ms. Skinner seconded. Passed 7-0. Meeting adjourned at 8:50 pm.

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