



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Planning Board
Approved Minutes
February 14, 2012

Planning Board Members

Ruth-Ellen Post, Chairman
Margaret Crisler, Vice Chairman
Kristi St. Laurent
Pam Skinner
Jonathan Sycamore
Carolyn Webber (excused)
Ross McLeod, Selectman Ex-officio Member
Kathleen DiFruscia, Selectmen Ex-officio Alt
member (excused)
Sy Wrenn, Alternate (excused)
Lee Maloney, Alternate (excused)
Vanessa Nysten, Alternate (excused)

Staff

Laura Scott – Community Development Director
Mike Garrepy – ZBA/Code Enforcement
Administrator

Planning Board Chair Ruth-Ellen Post thanked the ZBA for holding the joint meeting and opened the Planning Board meeting at 8:05pm.

Planning Board Case # 2012-4

Applicant – Robert and Pamela Lundquist

Owner - Robert and Pamela Lundquist

Location – 2 Winter Street (Lot 19-B-912)

Zone – Rural District

A Minor Site Plan Application has been submitted for 2 Winter Street (19-B-912) in the Rural District. The applicant, Robert & Pamela Lundquist, is proposing to expand a previously approved Site Plan. The proposed expansion is the hours of operation and products.

Ms. Crisler read the above public notice into the record.

NOTE: The ZBA, as part of the joint ZBA/Planning Board meeting held on 2/14/12, granted the variance for Case #2-2012 as requested with the condition that weekend and holiday hours be limited to 10am-5pm. See ZBA meeting minutes from 2/14/12 for the complete record.

Mr. McLeod made a motion to acceptance the application as a minor site plan. Motion was seconded by Ms. Skinner. Ms. Crisler asked staff if application is complete. Staff responded in the affirmative.

Ms. Post calls the vote - motion passes 6-0.

Mr. Sycamore asked if there is any change to signage. Staff states that there is no proposed change to signage and that the applicant will continue to have to request for temporary signage.

Ms. Crisler questioned about original site plan - parking, manure, etc. Staff states that parking and other aspects of the plan were reviewed with the original application and that nothing relative to the current application proposes to change those aspects of the plan. Police and Fire reviewed the original application and had no concerns. Fire has been to the site for inspections and has not voiced any concerns.

Ms. Post opened public hearing 8:07pm. No public comments. Public hearing closed at 8:08pm

Ms. Crisler asks about previous conditions of approval from the original site plan. Staff stated that there were no conditions of approval from original approval and Notice of Decision is included in the packet for the Board.

Ms. Post asked about parking. Staff explained that parking is serviced via the existing driveway and that was reviewed by staff, Police and Fire Department as part of the original Planning Board approval.

Ms. Crisler stated that as neighborhood resident she has had no issues with the existing operation. Mr. McLeod stated that he did not feel that significant changes are foreseen, that staff had already reviewed plans. Chairman Post voiced agreement with the request and feels that this business is an asset to the community.

Ms. Crisler made a motion to approve the application as submitted - conditioned on hours per previous ZBA approval of weekends 10am to 5pm and subject to 30 day ZBA appeal period. Motion is seconded by Mr. McLeod. There was no discussion on the motion and the motion passed 6-0.

Adjournment

Mr. McLeod made a motion to adjourn at 8:12pm, seconded by Ms Crisler. 6-0 approved.

These minutes submitted in draft form by:
Mike Garrepy, ZBA/Code Enforcement Administrator.