

PLANNING BOARD MINUTES
FEBRUARY 4, 1998

ROLL CALL: Bruce Richardson-Chairman-Excused
Thomas Case-Vice Chairman-Present
Bernie Rouillard-Secretary-Present
Alan Kachanian-Regular Member-Present
Wayne Morris-Regular Member-Present
John Spinney-Regular Member-Excused
David Dubay-Alternate-Present
Charles Sweetser-Alternate-Absent
Margaret Crisler-Selectman-Present

Mr. Dubay filled in for Mr. Richardson on the Board.

Mr. Rouillard motioned to accept the minutes of January 21, 1998 as amended and Mr. Kachanian seconded. Passed. Mr. Morris motioned to accept the minutes of January 28, 1998 as amended and Mr. Rouillard seconded. Passed with two (2) abstentions.

CORRESPONDENCE: Notice received from OSP regarding two planning conferences. One will be held in Boston, April 7th, 8th, and 9th and a second conference in Concord in May. A letter received in support of the Star Vector was received but not signed. This letter was not read into the record. Letter received from Bernie Rouillard and Wayne Morris in response to Mr. Hancock's letter regarding the Griffin Park Site Plan hearing.

BOND: Bond received, in the amount of \$200.00, from Ann Gringeri, of 55 Searles Road. This bond is to clean the ditch line at 12-A-2, 55 Searles Road. During construction of the house silt went into the ditch line. Mrs. Crisler motioned to accept, in the amount of \$200.00, for 55 Searles Road, lot 12-A-2, work to be completed by June 1, 1998. Mr. Morris seconded and passed unanimously.

GLENWOOD ROAD SUBDIVISION: Letter received from Benchmark Engineering, Inc., regarding the relocation of a drainage easement on lots 1-B-1070 and 1-B-1071. Mr. Turner reported there were no boundary changes and the plan was recorded in Rockingham Registry of Deeds. The copy will be filed in the subdivision file.

Letter received from Jeffrey Thompson requesting the Board reconsider his petition. The Board has held a public hearing on this petition and voted to not recommend. Copies of two (2) letter received regarding ZBA variances and appeals for lots 2-B-601 and 18-L-201. The Rockingham Planning Commission sent notices for a regional conference and a legislative forum.

MASTER PLAN SUB-COMMITTEE: Mr. Case reported the survey has been sent to John Krebs, RPC, for review.

Mr. Morris reported there will be a transportation enhancement meeting in Concord, Thursday, February 12, 1998. Mr. Case reported there will be a TAC meeting in Salem.

CAPITAL IMPROVEMENTS PROGRAM - PUBLIC HEARING

Mr. Rouillard questioned the petition filed with the Board of Selectmen to raise the CIP from \$1.40 to \$2.00. Mr. Case suggested notes 3 & 4 be removed. Mr. Coish explained the CIP Committee did not bring the petition forward or vote on it. This increase was to be on the table next year for discussion. Discussion followed on the line item for Fire/Library renovations. This figure will be corrected to reflect the current balance. Mr. Case discussed the matching funds needed for trails. The Board and the CIP Committee discussed the Griffin Park warrant article. Mr. Morris discussed the inclusion of the Bartley Building in the Fire/Library line item by the Board of Selectmen. The Board will leave the line item title Fire/Library Renovations. Mrs. Crisler motioned to accept as proposed by the committee with the deletion of notes 3 & 4 and the adjustment of the Fire/Library Renovations to the current balance. Mr. Rouillard seconded. Mr. Rouillard suggested a kick-off meeting in June with the CIP Committee, the Board of Selectmen and the Planning Board to discuss philosophy. Mr. Case suggested a letter be sent to the Board of Selectmen requesting a party for the volunteers of Windham be given. Mrs. Crisler motioned to extend the Planning Boards appreciation to the CIP Committee and Mr. Rouillard seconded. Passed unanimously.

TM CELLULAR SITE PLAN (11-C-1010) - PUBLIC DISCUSSION

Karl Dubay, of TF Moran, reviewed the proposed site plan for 29 Indian Rock Road. The proposal is for a 7,400 sq. ft., two storied building in the same theme as the Commons @ Windham. There will be a cross easement between the Commons and this site. The well is being evaluated at this time. Mr. Massasho, explained the screened display area for Fences Unlimited and the type of signage. The applicant requests a waiver of the landscaped strip in the front and will landscape as the Commons has. A traffic count will be done for the DOT and this application will be reviewed by the DOT. The final plans will include a full landscape design plan. Joel Silverwatch, architect, reviewed the building. This proposal will have retail on the first floor and office space on the second floor. Mr. Massahos will have a retail store located on this site. Discussion followed on the feed for utilities. There is a possibility PSNH will allow this to be done in the rear of the Commons. Mr. Dubay explained the drainage. The Board considered this proposal to be an asset to the town.

ROAD INSPECTIONS & PLAN REVIEWS

Mr. Turner presented a memo to the Board regarding the review of plans. Discussion followed on the amount per lot for review. This will need an amendment to the subdivision regulations. Mr. Turner will work on this item. Amendment # 1 will be listed per lot per review. Road Inspections would be done by consultants with Mr. Turner doing the spot checks and final inspections. This would require an escrow account. Mr. Turner will write up the amendments to the subdivision regulations and the Board will hold a public hearing March 4, 1998.

WATER SUPPLY NEEDS COMMITTEE

Mr. Case set up a committee to study the needs of the town concerning water supply. The members will include Mr. Dubay, Mr. Sweetser, Mr. Case and the Fire Chief or his designee.

Meeting adjourned 10:50 P.M.
Mona Feciuch