

**PLANNING BOARD MINUTES
SEPTEMBER 9, 1998**

ROLL CALL:

David Dubay-Chairman-Present
Bernie Rouillard-Vice Chairman-Present
Jack Gattinella-Secretary-Present
Wayne Morris-Regular Member-Excused
Russell Wilder-Alternate-Excused
Margaret Crisler-Selectman-Present
Galen Stearns-Selectmen's Alternate-Present

BUSINESS: Mr. Rouillard motioned to accept the minutes of August 20, 1998, as written, the "Joint Meeting Planning Board and Master Plan Sub-committee and seconded by Mrs. Crisler. Passed 4-0.

CORRESPONDENCE: The following correspondence was read and is available in the file for a detailed review:

1. Stormwater Technologies Trade Show, October 29, 1998;
2. Memorandum from Rockingham Planning Commission regarding air quality conformity, Salem- Plaistow- Windham Transportation Plan and Transportation Improvement Program, dated September 8, 1998;
3. Memorandum to SAU 28, from A. Turner, regarding the Castle Hill Road extension to Heritage Hill Road, dated September 8, 1998;
4. Memorandum to the Board of Selectmen from the Windham Planning Board concerning acquiring the railroad bed, dated September 3, 1998;
5. Letter from Harron Communications to the Windham Building Department requesting information on new streets to facilitate preparation of their 1999 budget, dated September 2, 1998;
6. Memorandum to Nancy Surette, Chairman of the Conservation Commission, from the Windham Planning Board regarding a joint workshop with NHDES to discuss drainage water treatment and changes in NHDES drainage standards, dated September 2nd and September 4th, 1998;
7. Letter from Atty. Campbell to Mr. Turner regarding the Star Vector court case, dated August 31, 1998;
8. Letters from D. Sullivan, Town Administrator, to the Planning Board regarding appointments to the Planning Board.

REPORTS: Mr. Turner indicated that the 15 lot subdivision on Castle Hill Road is ready for a public hearing on October 7, 1998 at 7:30 P.M., at the Town Hall.

WATER SUPPLY NEEDS - WORKSHOP

Mr. Turner presented draft amendments to the subdivision control regulations and site plan regulations relative to emergency water supplies. The annotation on the plans will read, "Building permits for new construction will not be issued until the requirements for emergency water supply have been satisfied per the Town of Windham Fire Chief or his designee" (on file).

ZONING AMENDMENTS 1999 - WORKSHOP

Mr. Turner presented potential zoning amendments to the Board (on file). Proposed amendments 1,2,3, 5 and 6, towers, allowing utilities in all zoning districts, site plan approval for change of use and amendments to clarify the W.W.P.D. ordinance will be pursued and further details will be provided. Proposed amendment 4, a Village Center District, has been placed on hold.

Mrs. Crisler discussed the development of a growth ordinance and a general discussion was held. It was determined to place this topic on hold.

Discussion was held on Open Space regarding a minimum requirement of 30%, per section 705.1.1 of the Zoning Ordinance and Mrs. Crisler indicated a higher minimum percentage would be desirable. The Board felt more information was required.

The Board discussed an impact fee for recreation, roads and municipal services. More information will be required. Mr. Rouillard discussed the development of an impact fee on the transfer of land. More information will be required.

PLANNING ISSUES - WORKSHOP

Mr. Turner presented additional changes to the Site Plan Regulations and Subdivision Regulations (on file). The changes were administrative. Subdivision and site plan amendments will be updated in the appropriate regulations. The public hearing is scheduled for October 7, 1998 at 7:30 P.M. at the Town Hall.

Mr. Rouillard motioned to adjourn and seconded by Mrs. Crisler. Passed 4-0.

Meeting adjourned 10:45 P.M.

Jack Gattinella, Secretary