



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Approved Planning Board Workshop Minutes

May 10th, 2017

7:00 pm at Community Development Meeting Room

3 North Lowell, Road

Attendance:

Chairman Dan Guttman, Present

Vice Chair, Alan Carpenter, Excused

Paul Gosselin, Present, seated at 7:01

Margaret Crisler, Excused

Kristi St. Laurent, Present

Ruth-Ellen Post, Present

Kathleen DiFruscia (alternate), Excused

Matt Rounds (alternate), Present, Seated for Margaret Crisler

Gabe Toubia (alternate), Present, Seated for Alan Carpenter

Ross McLeod, Board of Selectmen representative, Present

Joel Desilets, Board of Selectmen (alternate), Present, seated at 7:03

Rex Norman- Community Development Director

Renee Mallett- Minute Taker

Meeting opened at 6:59 with the Pledge of Allegiance and the introduction of members.

Workshop Objectives

To create a prioritized agenda and goals for the Planning Board to focus on during the course of the upcoming year.

Workshop

The meeting began with the members of the board suggesting items they may want to look at over the course of the following year.

Ms. St. Laurent: Create a growth management ordinance. Lifespan housing (i.e., starter homes through age restricted housing, and how to reduce costs for both)

Mr. Gosselin: Signage issues, particularly stemming around the Village Center District.

Mr. DiFruscia (via email): What percent of land in each zone remains open for development? Where do cross/hybrid zones exist and should something be done about them.

Mr. Toubia: In regards to 55+ housing, create more standardized requirements for amenities that result in density bonuses.

Mr. Rounds: A population age demographic study- encourage development that promotes growth in key areas. Also, connectivity of town roads and developments.

Mr. McLeod: Rezone areas of town to promote rental properties. Mr. McLeod spoke against the need for a growth management ordinance.

Mr. Desilets: A recreation plan and accessibility plan for age restricted housing. Gaps in signage laws that allow for billboard sized signs on Rt. 111 as well as the abuse of temporary sign rules.

Ms. Post: A study of the status and capacity of our groundwater, considering the recent water issues in some parts of town. Making the town accessory dwelling unit statute compliant with recent changes in states regulations.

Mr. Norman: Create new opportunities for commercial property. Some residential parcels in town would be well suited for commercial usage.

Chair Guttman: Zone map, what's available and where mismatched zones exist. Guidance on maintaining porous pavement at residential developments. Vernal pools, protecting waterways, and preserving open spaces.

Some debate followed concerning the need for a growth management ordinance. In general most of the board agreed that it was not needed at this time but Ms. St. Laurent and Mr. Gosselin felt it might be worthwhile to consider the reasons for not having one, in order to explain to town residents why the board had chosen to not pursue creating one.

After some discussion it was decided that some issues, while priority, could be better handled in other ways. It was decided that the water study should be handled by the water subcommittee. Staff was asked to review the accessory dwelling unit statute and to suggest the changes needed to make it compliant with current state mandates. Mr. Guttman asked if the sign committee would be able to meet by June 14th to draft some ideas concerning the signage issues around Village Center District. Mr. Gosselin, Mr. Desilets, and Mr. McLeod agreed that it could be accomplished by that date.

Mr. McLeod left at 8:17; Mr. Desilets was seated in his place.

After polling board members on the list that had been generated the priorities for the planning board were: life span housing, rezoning issues, and land available in in each zone.

Mr. Norman said a rough draft of the existing zoning in town was already being worked on and said he could have a finalized version of the map completed in the next week. Ms. Post felt that a new housing committee may need to be formed to look at the lifespan housing issues, as membership in the current committee had dwindled in recent meetings.

Ms. St, Laurent agreed to write the mission statement for the Lifespan Housing study, to be completed for the workshop meeting on the 24th.

Mr. Gosselin agreed to write the mission statement for the zoning committee, Members of all committees would be decided at the May 24th workshop meeting after the mission statements were completed.

Master Plan Chapters

Chair Guttman said that the Natural Resources chapter was not near completion at this time. After discussion it was decided that there should be a goals chapter that would compile all other chapters to ensure there were no conflicting goals. Goals would need to be given a deadline for completion. It was stressed that the point of the goals committee was not to create new goals. Mr. Desilets, Mr. Gosselin, and Mr. Rounds volunteered to be members of the goals sub-committee. They were asked to meet and review and be ready to report back to the board for July 12th.

Mr. Toubia made a motion to form a sub-committee for goals, consisting of Mr. Desilets, Mr. Gosselin, and Mr. Rounds. Ms. St. Laurent seconded the motion. 7-0, the motion passes.

Old/New Business

The board will be meeting at 6:00 on May 17th for a site walk on Maple Street.

Mr. Desilets asked for clarification of his role as alternate to Mr. McLeod. In the past the board has looked on alternates as equals to the regular member Board of Selectmen representative and would like to continue to do so.

There is still a ticket outstanding for the DES Conference on the 18th. The ticket has already been paid for and is transferable.

At 8:56 a motion was made by Mr. Toubia to adjourn. This was seconded by Mr. Rounds. Vote 7-0. Motion passes.