

The Planning Board for the Town of Derry held a public hearing on Wednesday, February 17, 2010, at 7:00 p.m. at the Derry Municipal Center (3rd Floor) located at 14 Manning Street in Derry, New Hampshire.

Members present: David Granese, Chair; Jan Choiniere, Secretary; Brian Chirichiello, Town Council Representative; Randy Chase, Administrative Representative; John O'Connor, Maureen Heard, Members; Frank Bartkiewicz and Darrell Park, Alternates

Absent: Paul Hopfgarten, Jessica Hodgeman, Virginia Roach

Also present: George Sioras, Director of Community Development; Elizabeth Robidoux, Planning Clerk; Mark L'Heureux, Engineering Coordinator; Gary Stenhouse, Town Administrator; Frank Childs, Chief Financial Officer

Mr. Granese called the meeting to order at 7:00 p.m. The meeting began with a salute to the flag. He introduced the staff and Board members present, and noted the location of emergency exits, agendas and other materials.

Mr. Park was seated for Mrs. Roach for the evening and Mr. Bartkiewicz was seated for Mr. Hopfgarten.

Escrow

Mr. Granese advised the escrow items would be discussed later in the evening.

Minutes

The Board reviewed the minutes of February 3, 2010 meetings, both public and non-public.

Motion by O'Connor, seconded by Choiniere to accept the public and non-public minutes as written. The motion passed in the affirmative with Chase abstained.

Correspondence

Mrs. Choiniere reported the Board has received the latest edition of *Town and City*.

Other Business

Mr. Granese advised the Planning Board will hold a workshop next Wednesday, February 24th beginning at 7:00 p.m. to discuss the proposed rezoning of the Caras property, and the TIF District Economic Development Strategy. In addition, the Sign Ordinance Subcommittee will hold a meeting on Thursday, February 25th beginning at 4:30 p.m. in Room 207. Mr. O'Connor asked that the current sign ordinance be reviewed and any comments or suggested changes be emailed to Mrs. Robidoux, who will ensure they get to the Subcommittee. The Subcommittee will review the existing ordinance with the intent of revising the requirements and adding penalties for nonconformance. Anyone is welcome to attend.

Mr. Sioras reminded the Board that they will be taking up the Wilson Avenue area rezoning request at the next public hearing on March 3rd.

Six Year Capital Improvement Plan Presentation

Gary Stenhouse, Town Administrator and Frank Childs, Chief Financial Officer, presented. The CIP is part of the annual budget review process. The Planning Board members all had copies of the CIP in their packets; additional copies were available to the public. Mr. Stenhouse explained the CIP is a look into the future for capital needs based on a six year period. As the projections get closer to 2015/2016, the more speculative the estimates. The estimates are based on the long term needs of the town as seen in December of 2010. He and Mr. Child are here this evening to review the Plan with the Board and to answer any questions. He felt it was important to note that in 2011, there is a 9.4 million dollar projection. 6.6 million of that amount is for one project – the Route 28 TIF district expansion. Town Council has already approved the appropriations for that project but the funds needed to be included in the plan.

Mr. Childs reviewed the Plan with the Board.

The Fire Department has 1.3 million listed in 2011. \$700,000 is for a new fire truck. \$320,000.00 is projected in the FY2010 budget. The Department is awaiting funds supplied by a federal grant. Because they have not heard from the funding source they need to include these projections. The funds are to install sprinkler systems in three of the four fire stations that do not have them. Some funds are for emergency management.

In the Executive/Finance line, funds have been projected for some IT projects that are part of the long range IT plan. For the Police Department, \$400,000.00 is for fleet replacement. Every 3 years the fleet is replaced; that will cost \$350,000. The remaining \$50,000.00 is for an IT project that will install updated technology and create a data center. The data center is important in that if there is ever a disaster at the Municipal Center, there will be a virtual server that will be able to accommodate the

Town's financial system. It also works in reverse in the event there is an issue at the Police Department facility; they would be able to have data recovery at the Municipal Center so that operations are not interrupted.

As previously mentioned, there is 6.5 million in the Public Works line that has been set aside for the TIF district and the infrastructure improvements. There are also several smaller projects such as vehicle replacement. Also included is repairs to Veteran's Hall. The town has received stimulus funds and will use \$150,000.00 to make the building more energy efficient. Heat will be installed for the gymnasium. There are no funds to construct a new facility in the near future so once the town knew it had the ARA funds, they decided to put repairs in place that might hold the building for another six to eight years. Mr. Stenhouse noted it cost more to run that building right now than it does the Municipal Center. A total of \$278,000.00 will be funded for Vet's Hall.

Mr. Childs explained that for Water/Wastewater, in the year 2012, they have funded for the first phase of the engineering design for the sewer and water expansion that will take place south on Route 28; the project is to expand from Bradford to Berry Road. There is also an ongoing program to upgrade and replace water mains which costs between \$200,000 and 250,000.00 per year.

Regarding Cable, there is an ongoing equipment replacement program. It is important to note that Cable and Water/Wastewater are funded by their own activities and not by tax dollars. Mr. Stenhouse noted the cable franchise fee pays for the equipment replacement. Mr. Childs explained typically the replacement program costs between \$20,000 and 25,000.00 per year. They opened the floor to questions from the Board.

Mr. O'Connor asked about the Hampstead Road Fire Station. The roof replacement had been scheduled at \$65,000.00 in the year 2011. It has been moved to 2015. Has a professional inspected it and made the determination that the repair can wait? Mr. Childs stated the Fire Department would make that call as to whether it is needed immediately or not. Mr. O'Connor asked for a definition of the term "Regional Consideration". Mr. Childs said there are state funds available for trainings done on a regional basis with other departments. Requesting the funds in this manner has a better chance of being funded. The Town of Derry would act as a funding agent on behalf of the region. Mr. Stenhouse confirmed the state does have a state fire training facility. Mr. Childs explained that just because Derry might act as a fiscal agent, does not mean the training would happen in Derry.

Mr. O'Connor asked about the \$145,000.00 for the driver simulation training. Is that something Derry needs right now? Mr. Stenhouse stated that is part of a regional program. The major cause of emergency medical services death is cardiac arrest and responding to emergencies. More training gives the employees a better opportunity and it is also helpful with issues such as Workers' Compensation. He does not advocate spending that amount of money to train Derry employees only. Mr. Childs referenced page four of the CIP where it shows that there are four items spaced out over several

years. It is more practical to do this on a regional basis and the fire departments in the region rely on securing these regional grants.

Mr. O'Connor recalled Fire Engine #1 has been in the CIP for \$400,000.00 and now it is listed at \$700,000. Why the change? Mr. Childs did not have the previous year's cost in front of him, but would be surprised if a new engine cost \$400,000.00 when a new ambulance is between \$200,000.00 and \$250,000.00. Mr. Stenhouse thought the department reevaluated and has decided on a different apparatus that is more efficient and meets more demands. Mr. Childs agreed the description of the proposed vehicle has changed based on the most practical need.

Mr. Chirichiello also inquired with regard to Fire Engine #1. Does the \$700,000.00 listed include selling the current apparatus and ladder? How much will the town expect to receive for those and is that included in the \$700,000.00 figure? Mr. Childs stated the funds for selling the vehicles are not included in that figure because the figures are based from a capital standpoint. They will look at the effect of the sale in the operating budget.

Mr. Chirichiello asked with regard to the Executive/Finance budget, what is the Human Services reconfiguration? Mr. Stenhouse advised the plans are not yet complete, however, the Human Services offices are not built to allow privacy for clients or for the safety of the employees. It has been found that from time to time, given the current economic situation, people get upset over benefits. The clients should be able to have privacy when they are discussing their financial and domestic situations with staff. They should not have to be overheard by the general public. The plan is to segregate the waiting and action areas and ensure that if there is a confrontation, the employee can get out of harm's way. The proposed configuration is based on a DHH model, that is in current use. Mr. Chirichiello asked if the Supervisor of the Checklist would be moved? Mr. Childs said Checklist will potentially be moved to the first floor conference room, which is currently utilized by the fuel assistance personnel. They would incorporate space for that person in the Human Services area, which would add another person for employee security. This is in the very preliminary stages and it would involve structural changes to the building.

Mr. Chirichiello asked about the projection for the DPW asset management systems? The explanation is "better tracking of work efforts". Mr. Child explained this has to do with the current work order system; it is still being reviewed as part of the long term IT program to make the system more efficient. It ties in with MUNIS, GIS and the Roadway Maintenance Program. This may further expand the existing Planning/Permitting software and the permitting process and asset management system.

Mr. Chirichiello asked with regard to the Water projections, specifically the Rockingham Road/Route 28 extensions in the amount of \$187,500.00. Was this discussed at Council level? Mr. Child explained this is part of the extension of the water and sewer

service. It was discussed last year during the CIP presentation. Mr. Chirichiello did not know that the town was being that aggressive given the efforts toward the TIF and Exit 4A. Mr. Childs stated this has been in the town's plan. Developments will depend upon the actual budget, and this may change based on what the town can and cannot do as a result of the budget.

Mr. Chirichiello had questions regarding Cable. \$25,000.00 is listed for new equipment, which is paid by the franchise revenue. Comcast just gave the town \$60,000.00 for equipment. Why is the town not using that money? Mr. Childs stated the expenditures still need to be budgeted. Mr. Chirichiello asked where the difference goes? Mr. Childs said it would stay in Cable and be used in future years. All the costs come from fees; it is a self funding operation. Not all of the collected fees are expended each year. Mr. Chirichiello asked if Mr. Childs saw the town taking more money from Cable for rent? Mr. Stenhouse thought if they were occupying general municipal space, they should pay rent. Mr. Chirichiello asked why then does the town not charge Water/Wastewater as they are self funded also? Mr. Childs noted there is an integration of personnel in Water and Wastewater. The Director is also the Assistant Director of Public Works, some of the employees assist highway with plowing during the winter; it is hard to separate it out. Water and Wastewater employees perform multiple tasks in other departments for the town where the Cable employees only work for Cable. They have upgraded equipment and the cable truck. Last year, Cable was finally in a situation where they could afford some of the costs of the space they occupy.

There were no further questions regarding the Capital Improvement Plan.

PUBLIC HEARING

Greater Derry Church of Christ

PID 12050, 154 Chester Road

Revocation of Site Plan pursuant to RSA 676:4-A,1a

Mr. Sioras advised this site plan was approved by the Planning Board in March of 2001. The lot is located at 154 Chester Road; the old Cousin's Farm property. The Church will not be moving forward. The applicant would like the escrow released but in order to do that, the Board will need to revoke the site plan approval.

Mr. Chirichiello asked if any work has been done on the site? Mr. Sioras said back in the 1990's there was some clearing and they removed the old farm stand. Mr. Granese noted the sign has been removed.

There was no public comment.

Motion by Choiniere to revoke the site plan for Greater Derry Church of Christ, PID 12050, 154 Chester Road, approved on March 21, 2001, pursuant to RSA 676:4-A,1, a,

and that a Notice of Revocation be placed on file at the Rockingham County Registry of Deeds. The motion was seconded by Chirichiello.

Chirichiello, Heard, Park, Chase, Bartkiewicz, O'Connor, Choiniere, and Granese all voted in favor and the motion passed.

Escrow

#10-03

Greater Derry Church of Christ

Joel Olbricht

Greater Derry Church of Christ

Cash Escrow

PID 12050, 154 Chester Road

The request is to approve the release of cash escrow in the amount of \$41,573.00, plus any accumulated interest for the above noted project. This is the final release. The amount to retain is zero.

Motion by Heard to approve as presented, seconded by O'Connor. All voted in favor and the motion passed.

#10-04

Greater Derry Church of Christ (cistern)

Joel Olbricht

Greater Derry Church of Christ

Cash Escrow

PID 12050, 154 Chester Road

The request is to approve release of cash escrow in the amount of \$31,104.00, plus any accumulated interest for the above noted project. This is the final release. The amount to be retained is zero.

Motion by Choiniere, seconded by Heard to approve as presented. All voted in favor and the motion passed.

JRV Homes, Inc.

PID 29117, 38 Maple Street

Acceptance/Review, Site Plan, 6 Unit Condominium Development

Mr. Sioras provided the following staff report. This project was previously approved by the Planning Board, but the approval has lapsed. This is a re-submittal of the plan. The owner has obtained financing for the project and will move forward. There are no changes to the previously approved plan. The members have a memo in their packets

from Mark L'Heureux of Public Works regarding one change he would like to see on the plan.

Mr. L'Heureux advised that while preparing for the preconstruction meeting, it was found that one of the drain lines between the existing catch basins will be too close to a utility pole. He recommends adding a catch basin to avoid trenching near the utility pole. This is in keeping with the approval of the plan. Typically, a change of this type would be made out in the field during construction, but since the plan is before the Board, there is an opportunity to add the change to the plan at this time.

Mr. Granese inquired if there were any other changes from the previously approved plan? Mr. Vachon, the owner, advised there is not. They are just adding the recommended catch basin.

The floor was opened to public comment.

Albert Dimmock, 42 High Street, advised he lives directly across the street from the project. He has previously stated this is a great project and most of the neighbors have commented this would be an asset to the neighborhood. The developer has shown the town that he does good work with his previous project. He does quality work and hires quality, local people. The re-approval would give him the opportunity to continue to do a good job.

There was no further public comment and the plan returned to the Board.

Mr. Granese asked what the exterior of the building will look like? Mr. Vachon said he has not decided but it will be vinyl siding, similar to what he did on Elm Street. The color will be something light and easy on the eye. Mr. Chirichiello said he does like the plan and feels it will improve the area. Under general notes, Note #1 states, "This plan does not show any unrecorded or unwritten easements which may exist. A reasonable and diligent attempt has been made to observe any apparent visible uses of the land; however, this does not constitute a guarantee that no such easements exist." That raises flags for him.

Mr. Vachon stated that wording came from the engineer. He does own the property and has title insurance. He assumes that is all handled by legal. There is an old easement for an abutter to obtain water from a well. Mr. Dimmock stated that as one drives down High Street with the property on the left, at the end of the property, there should be a 10 foot wide right of way on the neighbor's (Burgess) deed. There is a ten foot easement beside the fruit stand property. Behind the Burgess property is another 10 foot right of way. They are shaped like a "T". Mr. Chirichiello asked if there are any easements on the Vachon property? Mr. Dimmock said according to Mr. Burgess's deed, there is a 10 foot right of way for access. Mr. Vachon won't be building on that area and it won't affect his project. Mr. Chirichiello commented that "unrecorded" did not sit well.

Mr. Chase noted that the northern corner encroaches on the building setback. Is there a variance to allow this? Mr. Vachon said yes. Mr. Sioras advised that is listed under Note 8 on the cover sheet.

Motion by O'Connor to accept jurisdiction of the plan, seconded by Choiniere. All voted in favor and the motion passed.

Mr. Granese noted there are four waiver requests before the Board. Mr. Sioras explained they are the exact same waivers as were granted prior. Mr. Granese said since they were before the Board and approved previously, should they be done together? Normally the Board would take each one up individually. Mr. Sioras thought in this case they could be done together given the circumstances. An informal poll of the Board was taken with the consensus the four waiver requests could be taken up in the same motion. Waiver requests are as follows: Section 170-63.A.2, to allow a minimum rear parking setback of 7 feet; Section 170-67.B.1 to allow a minimum solid waste storage setback of 14 feet; Section 170-64.B.1 to allow a minimum of 4 street trees; Section 170-65.L to allow the current infiltration system design to remain. At the time of design the system was in accordance with town regulations and generally accepted engineering practices. Not allowing the waiver would require complete redesign of the entire site drainage to eliminate infiltration and may make the proposed project unfeasible.

Motion by O'Connor to accept the waivers from the LDCR, Section 170.63.A.2, Section 170-67.B.1; Section 170.64.B.1; and Section 170-65.L. Park seconded the motion.

Chirichiello, Heard, Park, Chase, Bartkiewicz, O'Connor, Choiniere and Granese all voted in favor.

Mr. Chase questioned the total number of waivers required for this plan. There are 6 noted on the plan. Additional waivers are required for percent of slope and lighting. These fall under the LDCR Sections 170-67.A and 170-26.16. Why were they not requested? There is also an additional request to be approved to waive the TRC signature from DPW for submittal. Mr. Sioras noted all the TRC signatures will be required for the final plan set.

Mr. O'Connor asked if the waiver for Section 170-64.B1 covered the other one? It does not. Mrs. Choiniere asked since this is the public hearing, do they need a waiver for the TRC signatures? Mr. Sioras said they do; the Board did hear the plan without the signatures last time the plan was re-approved. The Board will need to vote to waive the TRC signatures and waive the slope requirements. The second one was approved previously per the Board vote.

Motion by O'Connor to grant waiver, per Note 16, Section 170-26.16, to allow 3.62% slope on the first 10 feet of driveway where 3% is required. The motion was seconded by Choiniere.

Heard, Park, Chase, Bartkiewicz, O'Connor and Choiniere voted yes. Chirichiello voted no, citing he would like to see the waiver request in writing rather than as an approved note on the plan. He does not like how this was handled. Granese voted no for the same reasons, he is not comfortable not having the request in writing. The motion passed by a vote of 6-2-0.

Mr. Granese said he would really like to see all the waivers in hand and signed, rather than as notes on the plan. Mr. Sioras advised that in the past, during public hearings, the Board has asked the applicant to provide any missing waivers in writing. Mr. Vachon said he did not realize that he had run out of time on his approval as he was obtaining escrow financing. He would be happy to take a few minutes and prepare the waivers in writing for the Board. The Board took a short break to allow Mr. Vachon that opportunity. Mr. Granese noted that procedurally as they move on this application, they will need to include the memo from Mr. L'Heureux.

Mr. Granese noted the next discussion of the Robert Frost Farm area rezoning will be held on March 17th.

The Board resumed discussion of the application.

Mr. O'Connor moved to revote on the waiver request from Section 170-26.16 to allow 3.62% slope on the first 10 feet of driveway where 3% is required. Park seconded the motion.

Chirichiello, Heard, Park, Chase, Bartkiewicz, O'Connor, Choiniere and Granese voted yes and the motion passed.

Motion by O'Connor to allow the TRC signature from DPW prior to public hearing be waived. Choiniere seconded the motion. Discussion followed.

Mr. Chirichiello asked if there is a charge for the TRC meetings? There is not. Mr. Sioras also noted the original plan did go to KNA for review.

Chirichiello, Heard, Park, Chase, Bartkiewicz, O'Connor, Choiniere and Granese voted yes and the motion passed.

Motion by O'Connor to approve the application pursuant to RSA 676:4, I, subject to the following conditions: subject to owner's signature; subject to onsite inspection by the town's engineer; establish appropriate escrow as required to complete the project; note

approved waivers on the plan; subject to the Mark L'Heureux memo dated February 16, 2010, the above conditions to be met within 6 months, and a \$25.00 check, payable to RCRD should be submitted with the mylar in accordance with the LCHIP requirement. The motion was seconded by Choiniere.

Chirichiello, Heard, Park, Chase, Bartkiewicz, O'Connor, Choiniere and Granese voted yes and the motion passed.

Mr. Granese noted this is a great development for the town and wished Mr. Vachon luck as he moves forward with the project.

**Paul George/Donahue Family, LLC
PID 03035-001, 230 Rockingham Road
Acceptance/Review, Site Plan**

Mr. Sioras provided the following staff report. Mr. George is the applicant; the property is owned by the Donahue Family, LLC. This is the former property owned by Ron Mead which had conditional approval for tow behind trailer sales. The purpose of this plan is to revise the approved site plan which intended to allow for the construction of gravel areas and the occasional used car. The revised site plan now intends to propose a similar use that is to stockpile and sell to the public landscape and firewood/heating materials and also to convert some of the "model home" area into general office space as well as retain some of the "model home" space. The ZBA granted a variance on January 7, 2010 to allow for the use of storage heating materials in the General Commercial District. All town departments have reviewed and signed the plan. There are no waiver requests. The plan may require an amended NHDOT driveway permit. The new owners are cleaning up the site. There is a current code issue on Lawrence Road that will be alleviated when that business moves to this site.

Tim Peloquin of Promised Land Survey presented for the applicants. He asked permission to submit revised plans to the Board.

Motion by Chirichiello, seconded by Heard to accept revised plans. All voted in favor and the motion passed.

Mr. George handed out copies of the revised plan sets to the Board members. A copy was retained for the record.

Mr. Peloquin advised he now has 4 waiver requests that came to light during the review by Keach Nordstrom. In 2007, the Board approved a site plan for Ron Mead for tow behind trailers to be stockpiled beside the model home, as well as an additional storage area. The property is located on Route 28 before the Windham town line, on the left. There is a yellow model home that was placed there in 2005. The property is located just north of the John Deere dealership. In 2005, there was a site plan determination and the model home was put in place by New England Homes. In 2007, Ron Mead

received approval for the tow behind trailers. This was a conditional approval and the approval lapsed before Mr. Mead could fulfill the conditions. The Conservation Commission was involved in the prior plan and performed a site walk of the property. Mr. George is a dealer for New England Homes and will continue to sell for New England Homes. New England Homes will have some control over the building. Mr. George advised that he has an agreement with New England Homes and is charged to keep the property up with regard to landscaping and they will be conducting monthly checks. He will be keeping the property maintained so that he can keep his dealership.

Mr. Peloquin advised that the applicant wants to use the model home for some display area (showing the different features that can be in the homes). There are also the additional uses. There are extra rooms in the home that will be used for professional office such as an attorney, or massage therapist. Nothing has been decided with regard to the office tenant. In addition, there will be firewood and heating fuel storage which is a permitted use and is before the Board tonight. Roy's Tree Service will relocate to this property. The intent is to use the gravel areas for storage of firewood, pellets and heating material. The applicant obtained a variance to allow the heating materials to be stored on site. They are asking to place the storage on the gravel areas to the left for bulk storage of firewood and potentially bark mulch and other landscape material. The area is secluded and landscaped and there will be no public access to that area.

To the north of the house, the intent is to put bins for people who would like to pick up a pickup truck load of firewood, bark mulch or crushed stone. To the right of the home will be parking for employees of Roy's Tree Service and overnight storage of his trucks. The dark areas shown on the overview plan is the parking area for use in the building, which is considered to be ample. The Conservation Commission has conducted two site walks of the property and observed the wetlands. The Board has previously approved a site plan for this lot. The Conservation Commission requested a 35 foot no disturb buffer along the wetland which will be left as green space and not be disturbed. The entire parcel consists of 20+ acres. Sheet 3 of the plan set shows a blow up of the affected area. Sheet 2 shows the boundary plan, and Mr. Peloquin advised he has 4 waivers to present to the Board pursuant to the KNA review. He paused to answer questions from the Board.

Mr. Granese asked if used cars will be sold from this lot? Mr. George stated two, as per the previous approval by the Board. Mr. Granese asked where will the used cars be located? Mr. George said the ZBA wanted them moved to a specific location on the plan, and wanted the area paved.

Mrs. Choiniere asked if the M&M Auto sign will be removed? Mr. George stated he has already removed it and it will be given back to the owner. He does have some potential tenants who are interested, but he was holding off on pursuing those until he had Planning Board approval. Mrs. Choiniere inquired if there had been any damage to the flooring in the garage from the previous repair use? Mr. George said the work did not

occur in the garage. Those are false doors. The area was used as office space and the work done on the hill.

Mr. Granese inquired if the existing sign will change in size? Mr. George said the only thing that will change on the sign will be the people listed on it. The post etc., will stay the same. Mr. Peloquin noted that the sign is spelled out on Sheet 3.

Mr. Chirichiello stated he has heard mention of numerous businesses on this one lot. There is a model home that will house Mr. George's operation; the heating material that will be part of Roy's Tree Service, and office space for unknown tenants. Mr. George said he would like tenants for the additional 600 square feet of space in the model home to incorporate some rental income. Mr. Chirichiello stated he has heard mention of the sale of crushed gravel. Mr. George explained the landscape material may go with Roy's Tree Service. Mr. Chirichiello asked for further explanation regarding the used car sales. This proposal has the possibility of intense use. How do customers access the tree material? Mr. George stated his brother in law delivers. Surplus wood is cut on site and then he delivers it to his customers. He wants to keep the wood hidden behind. If the occasional person stops by to pick up a load, they do not want to turn them away. Mr. Chirichiello said if there is an accountant and possibly two other things going on there will be incoming traffic. That can be intense use of this lot. Mr. George said he heard what Mr. Chirichiello was saying and can understand the concern. New England Homes is very concerned as well. He is going to keep the property up. Roy's Tree Service is gone to the field during the day and they return in the evening. Regarding the other units, he has a dealer for the used cars who just needs office space. That operation is inspected by the state police. He is pursuing people without customers to utilize the space. Mr. Chirichiello said he has a dilemma in that he does not know what will be going on at the site so does not know what will be required for parking. Mr. George did not know either and said he did not want retail uses on the site. Mr. Sioras suggested placing a condition that the plan be subject to a condition compliance hearing once the tenants are determined so that the Planning Board can determine if the parking is sufficient for the proposed tenant use.

Mr. Peloquin stated the plan currently shows 9 spaces. It would behoove Mr. George and his tenants to have ample parking. If it is determined that more parking is required than 9 spaces, that would require a revision to the site plan. Mr. Chirichiello said he did not want people parking on the lawn. Mr. George noted the Welcome to Derry sign is on their lawn, so he wants the property to look good. Mr. Peloquin stated they are looking for a good, short term use. Mr. Chirichiello said he did not have an issue with the businesses, but had a concern with the high intensity use. Mr. George said he wants to have very little traffic on site. Mr. Chirichiello indicated he would like to know what is going on so that the Board can make sure they know what is required. Mr. George stated he was okay with coming back to the Board for parking.

Mrs. Choiniere asked with regard to the proposed sign that is located just south of the driveway. What is that? Mr. Peloquin said that was part of the original application and

should not be on this plan; he will remove it. Mrs. Choiniere asked about snow storage. Mr. George said the Conservation Commission wanted the snow in those areas. It has been revised from the original plan and is adequate. They do not want to touch the 35 feet in front of the wetland.

Mrs. Heard asked about the two designated parking spaces. Mr. George said those will be designated for the used cars. Mrs. Heard noted the person selling the cars from the office will also need a parking spot, so that leaves 7 spaces.

Mr. Granese wanted to confirm the tenants/uses on the lot. There will be Mr. George, and Roy's Tree Service. Mr. George runs the office for Roy's with four employees total. They will park to the right of the home where the commercial trucks are stored. Mr. George commented the town has been very helpful in getting him through this process. Mr. Granese inquired about the bin area, will it be separated and by what? Mr. George said they will put the material in concrete blocks so they don't get pushed over.

Mr. O'Connor said he assumed the Fire Department looked at this plan with regard to flammable materials. Is there a cistern located within 1000 feet? Mr. George said the Fire Chief signed off on the plan and did not comment on it. Mr. O'Connor noted the firewood area on the plan. What will passersby on Route 28 see from the road? Mr. George said they will see shrubs, but will also see wood logs. That is the cutting area. That area is not open to the public. Mr. Granese inquired if it will be similar to what is seen on Lawrence Road today? Mr. George said it will look nicer because they will have room to spread out.

Mr. Chase inquired what is intended when they say "heating material?" Mr. George said at this time it is only firewood. During ZBA discussions they offered to give up coal, but the ZBA said they could not do that because of the wording in the Zoning Ordinance. Mr. Chase said he has concerns with coal because of the proximity to the wetland. If coal were sealed and shrink wrapped, that would be okay, but he would have a concern over loose coal; it would need to be bagged. Mr. Peloquin advised NHDES has strict regulations with regard to stockpiling coal. They do not want piles of coal as part of this application, other than bagged coal. Mr. George added they would have to go through the NHDES if they wanted to sell coal.

The floor was opened for public comment.

Al Dimmock advised he is a member of the ZBA. He stepped down that night because he felt there was so much in the picture he did not want to be involved. He looks at many things. Coal was mentioned. They discussed two cars. The ZBA did not say they could have two cars because that was approved by this Board. The ZBA has nothing to do with that. Regarding coal, there are state regulations. The applicant was looking for fuel/heating material. They mentioned pellets and the ZBA said they were granting the use for fire wood etc., such as wood pellets, bark mulch. They did not say they could do anything other than the approval to sell the material. The stipulation was

the approval would be according to Planning Board approval. They put it in the Planning Board's lap and the Planning Board will need to decide on the sign, coal, etc. Mr. Chirichiello has mentioned the number of businesses that can be approved for what they are asking for now. If they want used cars that needs to be approved by the Planning Board, not the ZBA.

| Scott ~~Brockelbank~~ of New England Homes reiterated that Mr. George will need to keep the property up with monthly inspections. He has worked with Mr. George over 10 years and this is why we approached him, to see if they could rectify the issues they had with the property.

Mr. Peloquin spoke with regard to zoning. He understands the applicant went to the ZBA for the heating material issue and was afforded relief. The term can be general. The used cars may have been brought up, but that is allowed in General Commercial. They went to the ZBA for the one use. Mr. George said he misspoke with regard to the ZBA. The Conservation Commission wanted the cars in that location.

Mr. Chirichiello stated that in the past when there was something that went before the ZBA, the Planning Board would receive a copy of the minutes or notes. It would be nice to see the minutes from this meeting. Mr. Sioras commented that Note #16 references the ZBA decision. Mr. Chirichiello said the ZBA granted a variance and the Planning Board can't touch the use. Mr. Sioras noted the ZBA granted approval subject to Planning Board approval of the site plan.

Mrs. Heard commented on Note #14 regarding the used car vehicle storage. Is that the intent? Mr. Sioras said in the General Commercial zone, used car sales and office space is allowed. The ZBA approval was for the heating materials to be stored on site. Mr. Chirichiello reiterated the Planning Board can't weigh in on the heating material because that was approved by the ZBA.

There was no further public comment and the plan went back to the Board.

Motion by O'Connor to accept jurisdiction of the plan, seconded by Park. All voted in favor and the motion passed.
--

Mr. Peloquin presented the written waivers to the Board.

| Mr. Granese asked if there will be fencing around the storage area? Mr. Peloquin said not at this time. ~~Scott B~~Mr. Brockelbank of NE Homes spoke to the desire to have this property well landscaped and attractive. It helps them with model home sales. They want a good name in town. Mr. Granese asked if light fixtures are added, what will they look like? Mr. George said lighting will be supplied in the area where the trucks will be parked to deter vandalism. He is aware the road is right there. They will be similar to what is on the building now and should be sodium vapor lights. Mr. Granese said his concern is to make sure that anyone passing by on the road is not blinded.

Mr. Peloquin commented that the waiver requests are the same waiver requests that Mr. Mead had requested with the addition of one waiver requesting relief from the wetland scientist stamp on the plan. Regarding that waiver, the original wetlands had been mapped by Justin Ziemba who worked for Mr. Peloquin. Mr. Ziemba has since given up his wetland scientist certification. This property has been walked many times by the Conservation Commission. The wetland flags are still in place; therefore he is asking for relief from the stamp.

Motion by O'Connor to approve a waiver from the LDCR Section 170-63.D.1 & 2 for parking requirements. The applicant is proposing primarily a gravel surface only, not paved, within the storage areas as this will ensure less pervious surfaces and subsequent runoff and also limit traffic activity within these areas. The reasoning is further supported by the Conservation Commission. The motion was seconded by Heard.

Heard, Park, Chase, Bartkiewicz, O'Connor, Choiniere, and Granese voted in favor. Chirichiello voted no, citing he does not know what exactly will be going on at the site, so therefore does not know what parking requirements apply. The Conservation Commission has said this is okay, but he is not sure why. The motion passed by a vote of 7-1-0.

Motion by O'Connor to approve a waiver from the LDCR, Section 170-61.A.11, HISS mapping as a completed septic plan of this parcel was completed in December of 2003 and approved by the NHDES as CA 2003 058811. No further septic expansion is required as part of this application, so the benefit of HISS mapping is not seen at this time. Heard seconded the motion.

Chirichiello, Heard, Park, Chase, O'Connor, Choiniere voted yes. Granese voted no, stating he did not feel the septic capacity was adequate for four people at 450 gallons per day. Mr. Peloquin stated there will be occasional toilet use and hand washing at this location, so the capacity is ample. The total gallons approved per day is 450, but the tank has a capacity of 1500 gallons. Granese changed his vote to yes and the motion passed unanimously.

Motion by O'Connor to approve a waiver from LDCR Section 170-61.A.12, Certified Wetland Scientist Stamp, as the Wetland Scientist who originally mapped the approved site plan in 2007 is not certified at this time. Justin Ziemba, CWS No 12, who worked for Promised Land Survey from 2002 through 2007 has since sought alternate employment and let his wetlands license lapse and as a result is not certified to stamp this set. However, no changes to the wetlands have been observed since 2007 and an additional buffer to said wetlands has been agreed with the Conservation Commission per 2 site walks on the property of recent. The motion was seconded by Heard.

Chirichiello voted no. Typically a wetland scientist will stamp the plan and can be held accountable if something is wrong. By granting a waiver, the Board would be waiving that right. Heard voted no for the same reason. Park voted yes. Chase voted no for the same reason as Chirichiello, as did Bartkiewicz. Mr. O'Connor asked if Promised Land Survey held insurance for the Certified Wetland Scientist and would be held liable if there was an error in the mapping. Mr. Peloquin advised he believed that might be covered as part of his liability insurance. The wetlands are flagged, he just can't seal the stamp. If they need to certify the wetlands, they will have to have someone come in from the outside to verify the flags. He can understand the concern. O'Connor voted yes; Choiniere voted yes. Granese voted no for the same reasons as Chirichiello, adding his is not comfortable waiving the stamp. The motion failed by a vote of 3-5-0 and the waiver request was denied.

Mr. Peloquin advised he hoped the applicant could obtain conditional approval this evening, subject to obtaining a wetland scientist stamp. Mr. Sioras noted if the Board granted conditional approval, that matter could be handled administratively to ensure it was on the plan.

Motion by O'Connor to approve a waiver from LDCR Section 170-64.B.2, Landscaping Trees, to allow 4 trees along the north side of the existing building where 8 are required. Too many trees, such as the 8 required, will limit visibility of the building. Further, a wooded perimeter to the rear of the property will remain where treescape will be visible and appealing. The motion was seconded by Heard. Discussion followed.

Mr. Chase said he thought the intent was to keep public out of the wood processing area. It will be wide open other than these 4 spaced out trees. This is the side of the building near the wood processing area. He would think they would want more trees there to show a good buffer. Mr. George said the intent is to have the 4 trees in the front. He can put more if required. Mr. Chase noted the front is the west side. Mr. Peloquin stated this is a repeat of the 2007 waiver request; he can add the additional four trees. Mr. George said he would probably put pine trees. Mr. Sioras asked if they still needed the waiver? Mrs. Choiniere commented that when the plan came before the Board the last time, the trees were required. Mr. Peloquin said the wording has not changed as to what was approved.

Mrs. Heard said she would withdraw her second and the waiver request can be withdrawn.

Mr. Chase said he wants to make sure the Board is voting on the correct thing. If the applicant wants less trees in the front of the house then that is okay. Mr. Park said it is confusing. They are stating they only want 4 trees to the north of the building and that is the back of the building according to the map. Mr. George said he assumed that was the front of the house. They want to plant more spruce trees on the side near the wood

processing area. Mr. Granese confirmed the applicant will put what is required for landscaping on the lot, per the LDCR. Mr. Peloquin agreed.

Mr. Chase said if all that is required is to change the wording on the waiver from North to West and the applicant wants to add conifers to protect the back area, that is okay. He just wants to make sure the applicant is asking for what he wants. If he does not want to block the house, then they need to change the designation from North to the appropriate direction.

Mr. Granese asked what would they like to do with the waiver? Mr. Peloquin said they would like to add screening along the stockpile area and want to add as many as 4 trees to create the buffer screen. Mr. Chirichiello thought they needed the waiver to limit the trees in the front to meet the requirements of the LDCR. Mrs. Heard stated the requirement calls for 8 trees along the perimeter, it does not say where, so if they want them in front of the woodpile area, that is okay.

Mr. O'Connor withdrew his motion.

Mr. Peloquin put the request to withdraw the waiver in writing and presented it to the Board.

Motion by O'Connor to approve the site plan for Paul George/Donahue Family, LLC, PID 03035-001, 230 Rockingham Road, subject to the following conditions: Comply with KNA report dated February 16, 2010, subject to owner's signature, subject to onsite inspection by the town's engineer, establish appropriate escrow as required to complete the project, obtain written approval from Doug Rathburn that the GIS disk is received and is operable, that the conditions be met within 6 months, a \$25.00 check payable to RCRD should be submitted with the mylar in accordance with the LCHIP requirement; if additional tenants are added, the applicant must come back to the Board for further site plan approval; remove the sign due east of the entrance which is noted as "Proposed sign max 50 s.f. 15' height"; and a wetland scientist shall stamp the plan. Park seconded the motion.

Heard, Park, Chase, Bartkiewicz, O'Connor, Choiniere and Granese voted yes. Chirichiello voted no, citing he thinks there is a lot on the plan and the site is too small for the proposed uses, outside of what was approved by the ZBA. The motion passed by a vote of 7-1-0.

Master Plan

Implementation Strategies

Jillian Harris, of Southern New Hampshire Planning Commission advised that Chapter 1 of the Master Plan update now includes a section on implementation strategies. All items have been ranked by the Board members and given a priority and assigned a

responsible party. She averaged the priorities and categorized based on a rating of low, medium or high. The scale was assigned low if it averaged 1.74 or under, medium if it averaged 1.75 to 2.49, and high if it averaged 2.50 to 3.0.

She asked the Board go through each of the priorities and to make sure the Board agrees on the priority ranking and the responsible party and to create a timeline for completion of each item. Some may be ongoing, others can be given a time line of 1 to 3 years, 5 to 10 years, etc. The timeline was not part of the homework. She noted that a suggestion had been made to remove the ZBA from the responsible party list. Mrs. Robidoux explained that the ZBA should not be assigned responsibility as they are a judicial board and it would not be appropriate to assign them tasks of this nature. It was also noted that the Historical Association should be changed to Heritage Commission. The revised Implementation Schedule noting the changes made by the Board this evening is attached to this document. Discussion during the course of review included the following comments.

Housing: the Board felt the town has completed this task as there is a sufficient number of affordable housing opportunities in Derry. Mrs. Harris suggested checking the figures every once in a while to ensure that Derry is still meeting the demand.

Economic Development: All incentives should be changed to high priority with a 1 to 3 year timeline.

Public Utilities: May need to break up some of the goals. The long term strategy is to bring sewer/water to the Windham town line. Berry Road should be high priority with a timeline of 3-5 years; to the Windham town line should be rated moderate with a timeline of 5-10 years.

Transportation: Some of the goals have been completed and some of the goals should be broken out further. Tsienneto Road and Route 102 are tied to Exit 4A.

Natural Resources: SNHPC has CTAP funds available for agricultural commission use.

Existing and Future Land Use: Regarding the GMO, Board members noted it is not being used very much. It would still apply but it should be looked at periodically.

Mrs. Harris advised she will pull the information together on the chapters and send it out for review before the adoption.

Mr. Sioras noted the next meeting of the Board will be a workshop to discuss the Caras property rezoning, which will determine if the future land use chapter will need to be amended. The next step is the public hearing to adopt the Master Plan which is scheduled for March 17th. He noted Mrs. Harris has done a great job in working on the update to the Master Plan.

There was no further business before the Board.

Motion to adjourn by Choiniere, seconded by Heard; the motion passed unanimously and the meeting stood adjourned at 10:06 p.m.

Implementation Schedule

Key:

TC – Town Council

PB – Planning Board

~~ZBA – Zoning Board of Adjustment~~

CC – Conservation Commission

PR – Parks and Recreation

FD – Fire Department

PD – Police Department

HA – ~~Historical Association~~ Heritage Commission

SB – School Board

Visioning													
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	ZB A	C C	P R	F D	P D	HA <u>H</u> <u>C</u>	S B	Priority	Timeline
V	1.1	Create a downtown committee	X	X	-							Moderate	<u>Done</u>
V	1.1a	Acquire property surrounding the existing Veteran's Hall and Adam's Memorial Building	X	X	-							Moderate	<u>1-3 yrs</u>

Regional Concerns													
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	Z B A	C C	P R	F D	P D	H A H <u>C</u>	S B	Priority	Timeline
RC	2.1	Mitigate traffic issues.	X	X	-				X			Low	<u>Ongoing</u>
RC	2.2	Prevent watershed contamination		X	X	X						Moderate	<u>Ongoing</u>
RC	2.3	Retain agriculture and farms.		X	-	X				X		Low	<u>Ongoing</u>
RC	2.4	Determine future feasibility of Exit 4A <u>(on State plan)</u>	X	X	X							Low moderate	<u>ongoing</u>
Housing													
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	Z B A	C C	P R	F D	P D	H A H <u>C</u>	S B	Priority	Timeline
H	3.1	Continue to adapt to the demand for affordable housing in Derry	X	X	-							Low	<u>5 yr review</u>
Economic Development													
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	Z B A	C C	P R	F D	P D	H A H <u>C</u>	S B	Priority	Timeline
ED	4.1	Revitalize the downtown	X	X	X					X		Moderate high	<u>-1-3 yrs</u>
ED	4.1a	Create an Economic Development Plan for the town	X	X	X							Moderate high	<u>-1-3 yrs</u>
ED	4.1b	Discuss/review the recommendations of the 2008 Downtown Market Plan	X	X	X					X		Moderate high	<u>-1-3 yrs</u>

ED	4.1c	Form an Economic Development Committee	X	X	-							Moderatehigh	-1-3 yrs
ED	4.1d	Hold downtown merchant events	X	X	-							Moderatehigh	-1-3 yrs
ED	4.1e	Invest in downtown structure, creating attractive pedestrian paths that lead to downtown businesses	X	X	-				X			Moderatehigh	-1-3 yrs
ED	4.2	Extend water and sewer to the southwest area of Derry and to Route 28 South (Ryan's Hill area)	X	X	-					X		Moderatehigh	-1-3 yrs
ED	4.3	Widen the road in the area of Manchester Road/Route 28 in order to accommodate more traffic	X	X	X							Moderatehigh	-1-3 yrs
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	ZB A	C C	P R	F D	P D	HAH C	S B	Priority	Timeline
ED	4.4	Continue to research the benefits, challenges and feasibility of Exit 4A	X	X	X							Lowhigh	-1-3 yrs
ED	4.5	Continue to implement the Capital Improvement Plan	X	X	-							Moderatehigh	-1-3 yrs
ED	4.6	Participate in Regional Economic Development efforts	X	X	-							Moderatehigh	-1-3 yrs

ED	4.7	Continue to seek economic development options such as the Economic Development Revitalization Zone Tax Credit (ERZ) for the areas specifically designated for economic development or expansion	X	X	-							Moderate <u>high</u>	<u>-1-3 yrs</u>
ED	4.8	Adopt a blight ordinance	X	X	-			X				Low <u>high</u>	<u>-1-3 yrs</u>
ED	4.9	Develop a “Buy Local” campaign	X	X	-							Low <u>high</u>	<u>-1-3 yrs</u>
ED	4.10	Support the formation of an Independent Business Alliance	X	X	-					X		Moderate <u>high</u>	<u>-1-3 yrs</u>
ED	4.11	Develop database of properties in Derry that are available for commercial/industrial/economic development	X	X	X	X				X		Moderate <u>high</u>	<u>-1-3 yrs</u>
ED	4.11a	Prepare a commercial property inventory for determining what exists and where gaps can be filled	X	X	X	X				X		Moderate <u>high</u>	<u>-1-3 yrs</u>
Community Facilities													
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	ZB A	C C	P R	F D	P D	HAH C	S B	Priority	Timeline
CF	5.1	Continue to maintain and upgrade town owned buildings as necessary	X	X	-							Moderate	<u>Ongoing</u>

CF	5.1a	Make decisions regarding the renovation of Veteran's Hall, or construct a new recreational facility	X	X	-		X					Moderate	<u>-1-3 yrs</u>
CF	5.2	Develop a comprehensive Fire Code that would include residential sprinkler requirements	X	X	-			X				Low moderate	<u>-Ongoing</u>
CF	5.3	Develop consolidation and regional plans with surrounding Fire Departments and emergency agencies	X	X	-			X				Moderate	<u>-ongoing</u>
CF	5.4	Finish the Rail Trail	X	X	X	X	X			X		Moderate	<u>1-3 yrs</u>
CF	5.5	Acquire parking for the Adams Memorial Building and increase parking for Library patrons	X	X	X							Moderate high	<u>-1-3 yrs</u>
CF	5.6	Purchase property with the intent of constructing a new fire station that would include a dispatch center and administrative offices	X	X	X			X				Low moderate	<u>-3 – 5 yrs</u>
Public Utilities <u>Public Utilities</u>													

Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	ZB A	C C	P R	F D	P D	HAH C	S B	Priority	Timeline
PU	6.1a	Increase water and sewer on Rockingham Road from West Running Brook to vicinity of Berry Road and then to the Windham town line, including a pump station	X	X	X	X				X		Moderate	<u>3- 5 yrs</u>
<u>PU</u>	<u>6.1b</u>	<u>Increase water and sewer to the Windham town line, including a pump station</u>	<u>X</u>	<u>X</u>		<u>X</u>				X		<u>Moderate</u>	<u>5-10 yrs</u>
PU	6.2	Continue energy reducing measures including following the Green Building & Vehicle Ordinance adopted in 2008	X	X	-							Moderate	<u>Ongoing</u>
PU	6.3	Main upgrade and replacement program and other upgrades and repairs to booster stations	X	X	-							Moderate	<u>ongoing</u>
Transportation													
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	ZB A	C C	P R	F D	P D	HAH C	S B	Priority	Timeline
T	7.1a	Address the traffic and safety concerns at Danforth Circle, Tsienneto Road at Crystal and Route 102	X	X	-				X			Low	<u>1-10 yrs</u>
<u>T</u>	<u>7.1b</u>	<u>Tsienneto Road at Crystal and Route 102</u>	<u>X</u>	<u>X</u>		-	-	-	<u>X</u>	-	-	<u>Low</u>	<u>1-10 yrs</u>

T	7.2	Fix and improve public transportation in order to link key areas	X	X	-		X					<u>Low</u> moderate	<u>-Ongoing</u>
T	7.3	Continue to make streets more pedestrian-friendly	X	X	-	X			X			Low	<u>ongoing</u>
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	Z B A	C C	P R	F D	P D	H A <u>C</u>	S B	Priority	Timeline
T	7.4	Continue to research more funding sources for transportation improvements	X	X	-							<u>Low</u> moderate	<u>-Ongoing</u>
T	7.5	Continue to plan for short and long term improvements for the identified 8 problematic intersections	X	X	-				X			<u>Low</u> moderate	<u>-Ongoing</u>
T	7.6	Continue to request projects that mitigate traffic congestion to be included in the NH DOT 10 year highway plan	X	X	-				X			<u>Low</u> moderate	<u>-Ongoing</u>
T	7.7	Continue to work on the bike trail	X	X	-	X	X		X			Moderate	<u>-1-3 yrs</u>
T	7.8	Continue involvement and participation in the regional transportation funding programs for local and state transportation projects	X	X	-							Moderate	<u>-Ongoing</u>
T	7.9	Implement land use tools to manage access on a transportation corridor during the development process	X	X	-	X			X			Moderate	<u>-ongoing</u>

Natural Resources													
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	Z B A	C C	P R	F D	P D	H A H <u>C</u>	S B	Priority	Timeline
NR	8.1	Implement the strategies outlined in the Beaver Lake Watershed Management Plan	X	X	X	X						Moderate <h>igh</h>	-ongoing
NR	8.2	Implement recommendations in the Derry Open Space Plan	X	X	X	X						Moderate <h>igh</h>	-Ongoing
NR	8.2a	Consider use of conservation subdivisions to conserve open space in Derry and to work toward implementing smart growth development and planning.	X	X	X	X						Moderate	-1-3 yrs
NR	8.2b	Work with federal, county and non-profit land trust organizations, as well as private landowners to purchase, obtain through donations, easements or transfer of development rights, properties for protection from development	X	X	-	X				X		Low moderate	-1-3 yrs

NR	8.2c	Continue to participate in the New Hampshire current use program to support the preservation of open space, farmland and forest land	X	X	-	X						Moderate	<u>-1-3 yrs</u>
NR	8.3	Adopt LEED regulations and green infrastructure	X	X	-							Moderate	<u>-Ongoing</u>
NR	8.3a	Town use of alternative energy sources	X	X	-							Moderate	<u>-ongoing</u>
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	Z B A	C C	P R	F D	P D	H A <u>C</u>	S B	Priority	Timeline
NR	8.3b	Communication of cost/benefit analysis of green/energy marketing	X	X	-							Low <u>moderate</u>	<u>-Ongoing</u>
NR	8.4	Continue to review and update the Land Advisory Report	X	X	X	X						Moderate	<u>-Ongoing</u>
NR	8.5	Protect the drinking water supply and aquifers, lakes and surface waters, wildlife habitats and corridors and forested areas	X	X	X	X						Moderate <u>high</u>	<u>-Ongoing</u>
NR	8.6	Preserve agricultural land, open fields and prime wetlands	X	X	X	X						Moderate	<u>-Ongoing</u>
NR	8.6a	Map preservation/conservation land so that residents are aware of the location of land available for public access	X	X	X	X						Moderate	<u>-Ongoing</u>

NR	8.7	Establish a committee to introduce science programs around natural resources/environmental conservation in the Derry schools (fall 2009 program in process at Barka School)	X	X	-	X					X	Moderatehigh	-Done
NR	8.7a	Reintroduce the Stream Teams Program at Pinkerton to meet the recommendations of the Beaver Lake Watershed Management Plan	X	X	-	X					X	Moderatehigh	-Done
NR	8.7b	Implement Project Learning Tree program (statewide program)	X	X	-	X					X	Moderatehigh	-Ongoing
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	Z B A	C C	P R	F D	P D	H A H C	S B	Priority	Timeline
NR	8.7c	Obtain collaboration with the Derry School Board and get school members on Environmental Education subcommittee	X	X	-	X					X	Moderate	Ongoing
NR	8.7d	Environmental education committee should be a subcommittee of the conservation commission (accomplished October, 2009)	X		-	X					X	Moderatehigh	done-

NR	8.8	Continue long term protection efforts such as public education and outreach, IDDE and stormwater ordinance enforcement, and stormwater pollution prevention efforts	X	X	-	X					X	Moderate	<u>ongoing</u>
NR	8.9	Encourage an agricultural subcommittee on the Conservation Commission or the establishment of an agricultural commission to develop priorities and work towards agricultural preservation and sustainable agricultural practices	X	X	-	X						Low moderate	<u>-1-3 yrs</u>
Historical and Cultural Resources													
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	ZB A	C C	P R	F D	P D	HAH <u>C</u>	S B	Priority	Timeline
HC	9.1	Review and consider the recommendations contained in the 1986 Historic Preservation report prepared by Lynne Emerson Monroe	X	X	-					X		Moderate	<u>1-3 yrs</u>

HC	9.2	Review and revisit the goals for Historic Preservation as set forth in the 2002 Master Plan	X	X	-					X		Moderate	<u>1-3 yrs</u>
HC	9.3	Commit to and create a clear vision of cultural heritage and recreational resources	X	X	-	X	X			X	X	Moderate	<u>1-3 yrs</u>
HC	9.3a	Protect historic assets	X	X	X					X		Moderate	<u>1-3 yrs</u>
HC	9.4	Promote and market existing and potential recreational events and cultural resource events	X	X	-		X			X		Moderate	<u>1-3 yrs</u>
HC	9.4a	Identify or create a location for large recreational/cultural event venues	X	X	X		X			X		Moderate	<u>1-3 yrs</u>
HC	9.4b	Link historic sites so that Derry becomes a destination	X	X	X		X			X	X	Moderate	<u>1-3 yrs</u>
HC	9.5	Work with state and non-profit land trust for land preservation efforts	X	X	-	X				X		Moderate	<u>1-3 yrs</u>
Existing and Future Land Use													
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	ZB A	C C	P R	F D	P D	HAH <u>C</u>	S B	Priority	Timeline

EFL U	10.1	Consider a taskforce to review planning, zoning and code enforcement regulations on a regular basis for compliance with town Goals and vision	X	X	X							Moderate	<u>1-3 yrs</u>
EFL U	10.1a	Review planning and zoning regulations	X	X	X							Moderate	<u>1-3 yrs</u>
EFL U	10.1b	Determine if the 16 different zones can be combined	X	X	X							Moderate	<u>1-3 yrs</u>
EFL U	10.1c	Review uses allowed in each zone, including the downtown overlay zones	X	X	X							Low moderate	<u>1-3 yrs</u>
EFL U	10.1d	Review Code Enforcement process	X	X	X					X		Moderate	<u>1-3 yrs</u>
EFL U	10.2	Improve communication between Boards/Committees and the public	X	X	X	X	X	X	X	X	X	Low moderate	<u>1-3 yrs</u>
EFL U	10.3	Consider a new Commercial/Industrial zone in the area north of Tsienneto Road and along Manchester Road in the area currently zoned Industrial 3 and Industrial 4. Lot sizes in the zone are 1 acre	X	X	X	X				X		Low moderate	<u>1-3 yrs</u>

Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	ZB A	C C	P R	F D	P D	HAH C	S B	Priority	Timeline
EFL U	10.4	Consider rezoning the area along the Route 28 corridor in the southern portion of the town to commercial	X	X	X	X				X		Moderate	<u>3-5 yrs</u>
EFL U	10.5	Consider the use of a historic overlay district to protect sites and properties from abutting residential and commercial uses	X	X	X					X		Low <u>moderate</u>	-ongoing
EFL U	10.6	Consider Revising Derry's zoning and subdivision regulations to allow and encourage Open Space Subdivisions/Residential Development as a means of implementing smart growth principles and preserving open space in the future repeat	X	X	X	-	-	-	-	-	-	Moderate	-
EFL U	10.7 <u>6</u>	Continue to use the Town's Growth Management Ordinance to control and direct growth so that it is sustainable in the future	X	X	-							Moderate <u>low</u>	-ongoing

EFL U	10.87	Implement recommendations of the Downtown Market Plan (2008) for strengthening economic development and character in the downtown area and review on a regular basis	X	X	X	X	X					Moderate high	<u>-1-3 yrs</u>
Chapter	Goal Number	IMPLEMENTATION ITEM	T C	P B	ZB A	C C	P R	F D	P D	HAH C	S B	Priority	Timeline
EFL U	10.8	Consider expanding the Downtown Market Plan for the development of an overall Economic Development Plan for the entire town and include a comprehensive review of current land uses to determine what strategies can be implemented to strengthen economic development in the Town of Derry	X	X	X		X					Moderate high	<u>-1-3 yrs</u>
EFL U	10.10	Implement recommendations of the Beaver Lake Watershed Management Plan in order to protect natural resources within the Beaver Lake Watershed	X	X	X	X	X	-	-	-	-	High	
EFL U	10.9	Consider developing a Cost of Community Services Study to determine how land uses should be balanced in the future in the Town of Derry	X	X	X	X						Moderate	<u>2-4 years</u>

