

1 Light Lane will come to the top of the hill and then "A" Circle will come off of First
2 Light Lane and "B" Lane will come from "A" Circle. Mr. MacMartin told Mr. Shea to
3 submit the plan to the Fire Chief and to consult with 911. He also noted that the applicant
4 may have an issue regarding having the same house numbers on different roads. Mr.
5 Kandt noted that the Board refers to 911 for the appropriate house numbers.

6
7 After discussion, the applicant and the Board agreed that the applicant needs to get the
8 roads approved by the Board of Selectman and the house numbers will be determined
9 later.

10
11 In response to a comment by Mr. Kandt, Mr. Sienkiewicz stated that he had spoken to
12 Town Counsel and Town Counsel has determined that Issac Frye Road predates the
13 corporation of the town and since Mr. Sienkiewicz owns lots on either side of the road he
14 has a right to put a culvert under the road, as long as the Selectman approve it, and there
15 is no need for approval at town meeting.

16
17 Mr. Sienkiewicz also noted that Town Counsel stated that as soon as the Board gives
18 approval for the subdivision then all of the lots are taxable but Mr. Sienkiewicz feels that
19 this is in conflict with the current use regulations.

20
21 In response to a question from Mr. Sienkiewicz, Mr. Kandt explained that the Board has
22 not made an official determination as to whether they are requiring phasing but this
23 decision will be included in the final approval.

24
25 Mr. MacMartin and the applicant discussed RSA 674.39 with regard to the exemption
26 from zoning changes for four years. Mr. MacMartin noted that this exemption does not
27 apply to life safety changes. Mr. Faiman explained that active and substantial
28 development must be completed within one year for the four year exemption to be valid.
29 Mr. Kandt confirmed with the applicant that he is not asking for a definition of "active
30 and substantial development" but rather an extension of the 12 months prescribed in RSA
31 674.39. Mr. MacMartin noted that the Board will need to consider this request and may
32 want to ask Town Counsel if economic conditions would be an appropriate "good cause."

33
34 After discussion, the applicant agreed to put a note on the plan with regard to a
35 preconstruction meeting.

36
37 After discussion, the applicant and the Board agreed to the following construction hours:
38 Weekdays – 7am to 7pm, Saturdays – 9am to 5pm and no noise related work on Sunday.

39
40 Mr. Sienkiewicz stated that he would be satisfied with an 8/7/7 phasing plan and the
41 Board agreed noting that to them it does not matter which phase comes first.

42
43 *A MOTION was made by Mr. MacMartin and SECONDED by Mr. Faiman to continue*
44 *the application to November 19, 2008.*

45 *Voting: 7ayes; motion carried unanimously.*

1 **5. Other Business**

2 - Formalize the CIP process with Budget Committee

3 Mr. Kandt thanked Dawn Tuomala for collecting the updated information needed to
4 complete the spreadsheet which the Board is providing to the Budget Committee. He also
5 noted that he talked to the Selectmen and explained that the CIP had not been updated in
6 10 years and promised to work on more forward planning with the Budget Committee.
7 He further explained that Ms. Tuomala had originally gone to the Board of Selectmen
8 and proposed the creation of a new committee to deal with the CIP in the future but the
9 Selectmen are more comfortable with the creation of a subcommittee with at least one
10 Planning Board member on it so that the Board can keep some control over the process.

11
12 In response to a question from Mr. Kandt regarding impact fees, Cary Hughes stated that
13 he is not sure that impact fees would be a tool that the Budget Committee would utilize.
14 The Board noted that in other towns the impact fees are a significant source of revenue
15 for the town. Mr. Hughes agreed that the Budget Committee should consider impact fees.
16 Mr. Fish explained the there is a certain way to calculate the impact fees that takes the
17 incremental expenses to the town into account. He also noted that he had previously
18 attended a Budget Committee meeting to discuss the merits of impact fees and had
19 submitted a letter to the Budget Committee stating that it would cost \$12,000 to create the
20 impact fee ordinances but that this cost would have been recouped in four permits. He
21 also noted that a lot of revenue opportunity has been lost since his original proposal. Mr.
22 Kandt noted that the Board of Selectmen are concerned that impact fees could deter
23 developers. Mr. Fish stated that he has statistics that show that impact fees do not deter
24 development as the cost gets built into the cost of the building. Mr. Condra explained that
25 in Hillsborough impact fees created revenue and spread the permitting throughout the
26 year. Mr. Fish explained that the town would need a CIP and Master Plan update and a
27 calculation of impact fees from NRPC. Mr. Hughes agreed that the Board should get an
28 estimate for the impact fee process.

29
30 The Board and Mr. Hughes discussed the make up of the committee and decided to
31 postpone the discussion until next June.

32
33 Mr. Hughes stated that the Budget Committee will work with what has been created this
34 year and give input back to the Planning Board.

35
36 In response to a question from Mr. Kandt, Ms. Tuomala stated that next year the CIP
37 should be delivered to the Budget Committee by October 1st.

38
39 In response to a question from Mr. Kandt, Mr. Hughes stated that the Budget Committee
40 generally decides what items should be posed as warrant article and what should not.

41
42 - Additional Work Session Topics

43 Mr. Kandt suggested that the Board prioritize which issues they would like to deal with for
44 the remainder of the year.

45

1 The board discussed workforce housing and decided to table the discussion until a later
2 work session. They also suggested getting Town Counsel's opinion as to the urgency of
3 complying with the statute.

4
5 The Board discussed wellhead protection changes. Mr. Wagner asked Ms. Tuomala to get
6 the new GIS files and stated that he will bring updated maps to the Board.

7
8 Mr. Wagner stated that he will bring a draft the phasing ordinance with the dates
9 amended as previously discussed. He also stated that he will bring a draft of the zoning
10 changes that Mr. Faiman has noted.

11
12 The Board discussed the current Building Inspector and his enforcement of zoning
13 ordinances.

14
15 The Board discussed several items on the checklist that need to be updated.

16
17 **6. Adjournment**

18 *A MOTION was made by Mr. MacMartin and SECONDED by Mr. Faiman to adjourn*
19 *the meeting.*

20 *Voting: 5 ayes: motion carried unanimously.*

21
22 Chairman Kandt declared the meeting adjourned at 10:05 p.m.

23
24 Respectfully Submitted,
25 Heather Loewy Nichols
26 Wilton Planning Board Clerk
27