

APPROVED

**TOWN OF PELHAM
PLANNING BOARD MEETING
May 18, 2009**

Chairman Peter McNamara called the meeting to order at 7:00 pm.

The Secretary, Paul Dadak called roll:

PRESENT: Peter McNamara, Paddy Culbert, Paul Dadak, Roger Montbleau, Tim Doherty, Jason Croteau, Alternate Joseph Passamonte, Alternate Edward McGlynn, Selectmen Representative Robert Haverty, Planning Director Jeff Gowan

ABSENT: Alternate James McManus

MINUTES REVIEW

April 20, 2009

MOTION: (Montbleau/Doherty) To approve the Planning Board meeting minutes of April 20, 2009 as written.

VOTE: (7-0-0) The motion carried.

May 4, 2009

MOTION: (Doherty/Haverty) To approve the Planning Board meeting minutes of May 4, 2009 as written.

VOTE: (4-0-3) The motion carried. (Mr. Montbleau, Mr. Culbert and Mr. Croteau abstained)

OLD BUSINESS

Map 39 Lot 1-61 & 62 DRACO HOMES, INC. / LUSSIER – Dracut Line/Mammoth Road – Proposed 8-Lot Subdivision and Seeking a Special Permit for Roadway Crossing

Mr. Gowan stated that he received a letter (dated May 13, 2009) from the applicant's representative Attorney Jeffrey Zall, providing a status update of the plan. The letter indicated that the applicant was requesting an extension to the June 15, 2009 meeting so they would have the opportunity to submit a variance request to the New Hampshire Department of Environmental Service (NH DES) based on the current design in connection with Shore Line Protection. After the letter was sent, Attorney Zall received direction from the NH DES and was told if the lot frontages were to be reduced, a variance would not be necessary. With that direction, the applicant will update the plan and submit to Stantec for review prior to coming back before the Board. Mr. Gowan stated that he was waiting for written confirmation from the Dracut Water Commission regarding the extension of the water line.

The plan was date specified to the June 15, 2009 Planning Board meeting.

DISCUSSION

Mr. McNamara told the Board that a site walk had been scheduled by the Zoning Board of Adjustment for May 30, 2009 at 9am to review the location of a proposed cell tower on Gumpas Hill Road/Bush Hill Road. He urged the members to attend. The case was currently being reviewed by the Board of Adjustment for a use variance.

DATE SPECIFIED ITEM(S) – June 15, 2009

Map 39 Lot 1-61 & 62 DRACO HOMES, INC. / LUSSIER – Dracut Line/Mammoth Road – Proposed 8-Lot Subdivision and Seeking a Special Permit for Roadway Crossing

REQUEST FOR NON-PUBLIC SESSION

MOTION: (Culbert/Montbleau) Request for a non-public session per RSA 91-A:3,II,c - Matters which, if discussed publicly, would affect adversely the reputation of any person.

ROLL CALL: Peter McNamara-Yes; Paddy Culbert-Yes; Paul Dadak-Yes; Roger Montbleau-Yes; Tim Doherty-Yes; Jason Croteau-Yes; Selectmen Representative Robert Haverty-Yes; also present were alternate Board members and Planning Director Jeff Gowan.

Mr. McNamara noted after the non-public session was recessed the Board would not take any other action publicly. During non-public session Board would vote to possibly seal the minutes of the non-public session and adjourn the meeting.

The Board then entered into a non-public session at approximately 7:15pm

Respectfully submitted,
Charity A. L. Willis
Recording Secretary