

The Planning Board for the Town of Derry held a public meeting on Wednesday, September 16, 2020, at 7:00 p.m. The meeting was broadcast from the Derry Municipal Center, 14 Manning Street, Third Floor meeting room.

Members physically present: John O'Connor, Chairman; Lori Davison, Vice Chair; Mark Grabowski, Secretary; Randy Chase, Town Administrative Representative; Jim MacEachern, Mark Connors, Doug Danzey, Members

Members digitally present: Dave Granese; Jennifer Carrier

Absent: Richard Tripp

Also present: George Sioras, Planning Director, Elizabeth Robidoux, Planning & Economic Development Assistant, Mark L'Heureux, Engineering Coordinator

Mr. O'Connor opened the meeting at 7:00 p.m. The meeting began with a salute to the flag. Mr. O'Connor advised that although the Stay at Home order has expired, Emergency Order #12 as issued by Governor Sununu waives the requirement that all members be physically present. Members can attend the meeting electronically. He provided the appropriate links for members of the public to join the meeting virtually via a MAC, PC, or by phone. He then introduced the staff and Board members.

Escrow

None.

Minutes

The Board reviewed the minutes of the September 02, 2020, meeting.

Motion by MacEachern, seconded by Grabowski to approve the minutes of the September 02, 2020, meeting as written.

Carrier, Connors, Davison, MacEachern, Danzey, Grabowski voted in favor; Chase ~~and Granese~~ abstained, and the motion carried

The Board reviewed the minutes of the September 09, 2020 site walk at Pinkerton Academy. Ms. Davison was thanked for drafting the minutes of the site walk and for supplying the Board with pictures of the site.

Motion by MacEachern, seconded by Grabowski to approve the site walk notes of September 09, 2020.

Carrier, Connors, Davison, MacEachern, Danzey, Grabowski, Chase, ~~Granese~~ and O'Connor voted in favor and the motion passed.

Correspondence

Mr. Grabowski advised the Board is in receipt of the most recent edition of *Town and City*.

Other Business

None

Public Hearing

Pinkerton Academy
PID 43008, 19 North Main Street
Review of Site Plan
Addition of new turf field
(Continued from September 02, 2020)

Mr. O'Connor reported the Board held a site walk last Wednesday evening to view the location of the proposed field. Tom Lannan is present this evening, representing Pinkerton Academy. Dr. Timothy Powers, Headmaster, was present virtually.

Motion by MacEachern, seconded by Grabowski to open the public hearing. The motion passed with all in favor and the floor was open to the public.

Mr. O'Connor advised that anyone attending via Zoom could raise their hand to be acknowledged or could phone in.

There was no public comment.

Motion by MacEachern, seconded by Grabowski to close the public hearing. The motion passed with all in favor and review of the plan returned to the Board.

Mr. O'Connor noted his questions were answered during the site walk. Mr. MacEachern stated he appreciated the opportunity to attend the site walk and believed any remaining questions had been answered. None of the Board members had questions for Mr. Lannan. Mr. L'Heureux confirmed DPW had no issues or concerns with the application.

Motion by MacEachern, seconded by Grabowski to approve, pursuant to RSA 676:4, I, Completed Application with the following conditions: Subject to owner's signature; subject to onsite inspection by the Town's Engineer, as required by DPW; reconstruction/stabilization of the disrupted section of the Cross-Country track adjacent to the proposed field; obtain written approval from the IT Director that the GIS disk is received, is operable, and complies with LDCR Section 170-61.C; conditions shall be met within 6 months.

Carrier, Connors, Davison, MacEachern, Danzey, Grabowski, Chase, ~~Granese~~ and O'Connor voted in favor and the motion passed.

Workshop

Mr. O'Connor noted during workshops, the Board does not usually invite participation from the public. Mr. Mackey, the Code Enforcement Officer, was unable to attend the meeting this evening due to illness, but Mr. O'Connor hoped the Board would be able to discuss the objectives for the proposed amendments this evening.

Planning Board discussion of potential changes to Article XII, Signs, specifically the regulations concerning Electronic Message Center Sign

Mr. MacEachern felt it might be best, as the Board has just received the information, to continue discussions to an October workshop so that the Board can review the Sign regulations. The Board could hear the history of why this was before the Board this evening, and then continue discussions to October.

Mr. Sioras explained the Town Council asked the Planning Board to review display signs and Electronic Message Center signs as it relates to displaying businesses not located in Derry. Code Enforcement has had an issue with the advertisement of off premise businesses on electronic signs. The Board can wait for Mr. Mackey to return, to continue the discussion. Ms. Davison asked if the message boards were selling advertising on their signs or advertising businesses that the landowner owned elsewhere. Mr. Sioras could not confirm that. Mr. Connors asked if the Board should prepare to review the entire sign ordinance or just the sections relating to electronic signs. Mr. O'Connor explained Town Council's request was specific to electronic message center signs, but there are many other areas in town where these types of signs exist illegally. It may be that the Board needs to review other sections of the Ordinance, for example in the TBOD and to address current technology. The sign at the Adam's Memorial Building is not in an

approved zone for these types of signs. Mr. Sioras added Town Council was very specific in its request. The indicators in the text provided to the Board this evening were noted by Mr. Mackey. Mr. Connors noted the last revision to the Sign ordinance was in 2017. Mr. MacEachern felt a good point had been raised with regard to reviewing the entire Sign ordinance. Board members should look at other sections to see if there were any unintended consequences and 2020 standards should be applied to the regulations; the focus should be the electronic signs.

Mr. Connors noted there has been some mention of restricting electronic message center signs to Crystal Avenue – can the Board do that? Mr. Sioras said the Board will also be asked to look at sign regulations for the West Running Brook district. Currently, there are no sign regulations in place for that district. That can become part of the discussion. Mr. O'Connor asked the Board members to bring their comments and suggestions to the next meeting. He would also like to review Section 165-101.5 which references signage in the TBOD. He would like to suggest a change to the regulation to make electronic message center signs conforming in that zone.

Mr. Sioras said this matter will be placed on the October 7, 2020 agenda for a second workshop.

Planning Board discussion of potential changes to the Traditional Business Overlay District (TBOD), specifically relating to housing

Mr. Sioras said the Town Council has set goals for 2021 and one of them includes looking at the downtown and the potential to increase housing density. Town Council is asking the Planning Board to look at this. Staff had been asked to review what could be amended and as part of the process reviewed regulations for larger urban downtowns such as the City of Manchester as it relates to housing. The Town Council would like the Planning Board to review the housing density regulations as a catalyst to development, especially in the Abbott Court area. The Economic Development office is looking to market the downtown, specifically in that area. Mr. Connors noted there is a map attached to the information provided to the Board that shows an expansion of the TBOD. Mr. Sioras said the thought would be to extend the district (currently the frontage lots) out about a block. The map is for discussion purposes; the zone could be expanded as any substantial development would likely involve more than one lot. Mr. Connors suggested if the zone is expanded, it might make sense to add a few lots near Storer Court to the limits of the Office Business District. Mr. Sioras said that would be a good item for discussion at the next workshop; staff used streets as a boundary.

Mr. O'Connor said he has been following the Highway Safety meetings and there is a concern on that committee with regard to the lack of parking in the downtown. This proposal looks like it might decrease parking requirements and the Board should take a hard look at that as there is limited parking in the downtown. Mr. Sioras said he reviewed requirements in Concord, Dover, and Manchester. In Dover, parking density bonuses are allowed because Dover has a parking garage and developers can make arrangements to rent spaces for their tenants in the garage. Mr. O'Connor pointed out the other communities mentioned provide public transportation which negates some of the need for cars; that is not the case in Derry.

Mr. MacEachern asked if parking calculations for Woodmont Commons and Tuscan Village could be provided at the next workshop for comparison purposes.

Mr. Sioras said this matter will also be placed on the October 07, 2020 agenda for a second workshop

There was no further business before the Board.

Motion by MacEachern, seconded by Grabowski to adjourn. The motion passed with all in favor and the meeting stood adjourned at 7:25 p.m.

Approved by: _____
Chairman/Vice Chairman

Secretary

Approval date: _____