

PLANNING BOARD MEETING
SEPTEMBER 18, 2013

PRESENT: Ed Dekker, Chairman, Liz Freeman, Tim Jones, Paul Termin, Joanne Meshna

The meeting was called to order at 7:00 p.m. at the Town office. Tim was appointed to fill Ned's vacancy and Joanne was appointed to fill Ollie's vacancy.

Senator Peggy Gilmore and Representative Jim Coffey were present for a discussion with the Board on several topics. Representative Parison was unable to attend because of work obligations.

- 1) Design Reviews - RSA 676:12 VI exempts applicants from being subject to changes in town ordinances/regulations for one year after the end of a design review. Some applicants have used this to grandfather into regulations for a long period of time. The Board also had difficulty in defining what constitutes a design review. For these reasons, the Planning Board removed design reviews from the Subdivision Regulations which deprives applicants of an opportunity to receive guidance from the Board. Members suggested removing the sentence from the RSA which exempts proposals for 12 months from the end of the design review. Senator Gilmore will find out why the legislation was changed in 2008.
- 2) Innovative Land Uses - The Planning Board questioned what an innovative land use is under RSA 674:21 and whether or not the cluster ordinance is automatically an innovative land use. The distinction makes a difference in the appeal process of applications and whether they go to the Zoning Board or to court. Representative Coffey suggested the Board have Southwest Region Planning Commission review the question and define innovative in this case.
- 3) Bonding for Roads - The Planning Board has held bonds for several years for the final paving of new roads. Over time the roads have degraded and the bond may not be adequate to complete them. According to state statute, the Planning Board may increase the bond amounts by 10% per year which oftentimes is not enough. Members questioned why there was a 10% limitation.
- 4) SEC Process and State's Role in Challenging Town Ordinances - A subcommittee is reviewing the SEC process. The Board questioned why someone from the committee has not talked to Temple and New Ipswich as they have been involved with the process. Members also questioned why if the State has granted a town authority to write ordinances, they can then challenge the ordinance.
- 5) Gravel Pits - When a gravel pit is a grandfathered pit, the Planning Board cannot require the operator to pay for the cost of inspections by a qualified engineer. Jim agreed to review the RSA on gravel pits. There should be parity between grandfathered pits and new pits. Upon review of RSA 155-E:2 III, it was agreed that Ed will contact the LGC for clarification.
- 6) SB2 Town's Timetable for Amendments to Ordinance - The timetable for SB2 towns results in pushing the procedure for amending the Zoning Ordinance into the holidays which makes it

inconvenient for Board members and town residents to be involved with important issues. Representative Coffey suggested taking the zoning amendments out of the SB2 process as there are no budget or deliberative sessions involved. He suggested the Board contact the LGC to see if they would support that amendment.

The Board reviewed information for the 2014-15 budget and agreed to the same budget as this year.

There will be no Planning Board meeting on October 16, 2013.

Liz made a motion to support the application for the charrette from Plan NH that the Town Administrator is submitting. Tim seconded the motion and it passed unanimously.

The Board received a notice for a Zoning Board public hearing for Floyd Backes and Laura Bridge for a variance application to permit crossing of wetlands to permit construction of a driveway impacting the 50' wetlands setback and 25' wetlands buffer to be held on October 3 at 7:45 p.m.

Southwest Region Planning Commission will be holding a public forum on September 25 to review the draft Southwest Region Broadband Plan.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager