

MINUTES  
PLANNING BOARD MEETING  
JANUARY 6, 2016

PRESENT: Ed Dekker, Chairman, Tim Jones, Bert Hamill, Paul Termin, Ned Nichols, Liz Freeman, Dave Lage, Louise DelPapa

The meeting was called to order at 7:00 p.m. at the Town Office.

PUBLIC HEARING ON THE AMENDMENT TO THE ZONING ORDINANCE ON DIMENSIONAL CONTROLS

Ed distributed a handout with 3 options to help clarify the back setback for structures. Ed stated option 1 was his recommendation which would define the back side is a side and make no change. Dave stated that option 3 states back setback. The Board discussed all of the options and agreed that option 3 would be the best. The Board agreed to change the word back to “**rear**”. Bert made a motion to approve option 3 with the wording change. Tim seconded the motion and it passed unanimously. Liz made a motion to forward the amendment to the Town Clerk to be included on the Town Warrant. Bert seconded the motion and it passed unanimously.

PUBLIC HEARING ON THE AMENDMENT TO THE ZONING ORDINANCE ON COMMERCIAL AND INDUSTRIAL NOISE

Ed stated changes were made to the amendment at the last meeting and the Board is ready for a motion. Ned had some changes to submit and passed a copy to the chairman. Ed stated the Board already discussed Ned’s changes and they were rejected at a prior meeting. Ed asked the Board if they were comfortable with the changes made at the 12/16 meeting. Five members approved of the changes and two members wanted to review. Liz made a motion to accept the amendment with the changes made on 12/16/15 and forward the amendment to the Town Clerk. Tim seconded the motion and it passed with five in favor and Ned & Paul opposed. The Board discussed having the amendments posted on the Town web site and Louise stated she will request approval from the Town Administrator.

WARRANT ARTICLES

Liz distributed a handout with the wording for the Warrant Articles. The Board discussed the language and the following changes were made; Zoning Amendment 1, add the word “**new**” before commercial and industrial developments. Zoning Amendment 2, add the word “**new**” before outdoor lighting. Zoning Amendment 3, change the word back to read **rear** setback. Bert made a motion to approve the Warrant Articles as amended. Tim seconded the motion and it passed unanimously. Tim and Ed expressed their gratitude for all the work/hours Liz has contributed.

CAPITAL IMPROVEMENT PLAN

Dave wanted to discuss the Capital Improvement Plan. Dave stated Becky Doyle has volunteered to be on the Committee. Deirdre sent an email stating she would be on the committee with Bert’s guidance.

OTHER BUSINESS

Liz stated she has been invited to speak as a private citizen at the New Ipswich Pipeline Resistance Group. For a better understanding, Liz put together a list of questions and answers for the group regarding the Commercial and Industrial Noise ordinance. Liz reviewed/discussed the list with the Board and with some minor changes the Board stated they were appropriate and had no objection for Liz to speak at the informational meeting. Liz stated she will also discuss the Lighting Ordinance as a private citizen.

The minutes of the December 2, 2015 meeting were reviewed and the following corrections were made: The last sentence on the first page should read; "Liz spoke to Tim Murphy at Southwest Region Planning **who** suggested she send the decision to Lisa Murphy." Page 2, third sentence, change the word come to **lead**. Bert made a motion to approve the minutes as amended. Tim seconded the motion and it passed unanimously.

The minutes of the December 16, 2015 meeting were reviewed and the following corrections were made: Page 2, second paragraph, the last sentence should read; "Bert said he would ask around to see if **he** can find someone willing to work on this committee." Page 2, third paragraph, place a space between the words **the ordinance**. Liz made the motion to approve the minutes as amended. Bert seconded the motion and it passed unanimously.

Rickard Donovan, Building Inspector and Fire Chief David Leel submitted a letter to the Planning Board regarding roof mounted solar systems. The letter requested a possible ordinance to provide a four foot setback from the roof edge to the solar panels in order to gain roof excess for the fire department in emergency situations. David stated the State Fire Code should cover this request and an ordinance is not needed. He will address the issue with the Building Inspector.

The Board discussed the paving of Jacqueline Drive and Green Farm Road that was not completed in 2015. Louise will draft a letter to the developer to request an agreement for the completion of the paving in 2016.

The meeting adjourned at 8:30.

Respectfully submitted by:

Louise DelPapa  
Land Use Clerk

