

PLANNING BOARD MEETING
DECEMBER 17, 2014

PRESENT: Ed Dekker, Chairman, Paul Termin, Ned Nichols, Liz Freeman, Bert Hamill, Tim Jones, Woody Meiszner, Joanne Meshna

PUBLIC: Dee Daley

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

The Board reviewed the minutes of the December 3, 2014 meeting and the following corrections were made: page 1, under 7:20 p.m., fourth and third to the last sentences should read "Ed stated that was not true, that only applies to the Board as a whole but not a subcommittee. Paul stated the subcommittee was a method to exclude and prevent open discussion and is at odds with the open meeting rules."; Page 2, second paragraph, fourth to the last sentence should read "Bert stated the subcommittee..."; page 2, last bullet, last sentence, capitalize "There". Tim made a motion to approve the minutes as amended. Bert seconded the motion and it passed with Liz abstaining.

Public hearing for amendment to the Zoning Ordinance on accessory buildings: The following topics were discussed:

- The amendment allows the equivalent of an in-law apartment within a single home.
- It provides an option for seniors to have someone live in an apartment and care for them.
- The accessory building must be subordinate and secondary to the principal dwelling unit.
- It can be located anywhere on the property.
- It is permitted by special exception.
- Approval of accessory buildings would be an invitation for rental properties.
- An accessory building would not be allowed in a cluster development.
- People want more opportunities for housing and more varieties in housing.
- Reference made to 3. viii and ix and indefinite terms.

Liz made a motion to continue the discussion on accessory dwelling units to January 7 and to invite members of the Zoning Board to the meeting to provide feedback. Woody seconded the motion. The vote was Woody, Liz, Ed, Bert and Tim in favor and Paul and Ned abstained.

Public hearing for amendment to the Zoning Ordinance on clusters: Liz distributed a summary of proposed changes to the cluster development ordinance and asked that the Board review the summary and determine where there is agreement and where there is not. The following topics were discussed:

- One of the primary reasons for the amendment was to be more attractive to developers and some members felt the amendment is counter-productive to that.
- The other primary reason is preservation of open space.
- If the ordinance does not work to invite the developer you have all the open space you want.

Liz made a motion to postpone the discussion of whether we need developers in the development. Bert seconded the motion.

- Need to establish the objective of the cluster and then write the amendment.
- A cluster development has to be structured to be attractive to a developer.
- Elderly housing is not part of the amendment as it was decided by the subcommittee elderly housing was hard to enforce. However, cluster development is a way to get elderly housing.
- The purpose statement was reviewed.

When the vote was taken on the above motion all were opposed.

- The Board needs to agree to the purpose of the cluster development before anything else. Everything flows from the purpose.
- Developers are not doing clusters because they cannot do the development they want with the cluster regulations now in place. Bonuses are not important. Concerns were more on predictability.
- One developer suggested changing the requirement that no more than 50% of the open space can be wet or steep.
- Members discussed density requirements and yield plans.

The majority of the members were in favor of a yield plan. Ed made a motion to postpone further discussion on the subject. There was no second.

Liz made a motion to not change the current yield plan. Ed seconded the motion. Ed, Liz, Woody, Bert and Tim were in favor of the motion and Paul and Ned were opposed.

The Board continued with the discussion of the summary of proposed changes.

All were in agreement with the first point which would allow cluster subdivisions in the rural district subject to a conditional use permit from the Planning Board.

The Board discussed the second point of reducing the minimum requirement for the amount of undeveloped open space from 55% of the parcel to 50% of the parcel. Liz made a motion to preserve 50% of the open space. Ed seconded the motion and it failed with Ed and Liz in favor, Ned, Paul, Bert, Tim and Woody opposed. Bert made a motion to preserve 40% of the open space. Ned seconded the motion and it passed with Bert, Ned, Tim, Paul and Woody in favor and Liz and Ed opposed.

Liz made a motion to eliminate the requirement that no more than 50% of open space may be wetlands or slopes over 15%. Ed seconded the motion and it passed with Ed, Bert, Liz, Tim and Woody in favor and Paul and Ned abstaining.

Ned made a motion to strike the requirement for the protection of 80% (or as little as 50% if approved by the Planning Board) of high value natural resources, as shown on the Natural Resource Inventory,

but not to exceed 40% of the parcel. Paul seconded the motion and it failed with Ned, Liz, Woody and Tim opposed and Bert, Ned and Paul in favor.

Liz made a motion that the ordinance does not allow fragmented blocks of land less than one acre unless it would allow the protection of a high value natural resources. Bert seconded the motion and it passed with Bert, Liz, Tim, Woody and Ed in favor, Ned against and Paul abstaining.

Liz made a motion to continue the hearing on the cluster ordinance to January 7, 2015 at 7:00 p.m. Ed seconded the motion and it passed unanimously.

Ed read two Zoning Ordinance petition articles submitted to the Selectmen. The first petition article is to eliminate the permitting and inspection requirements for outbuildings up to 500 square feet, additions up to 250 square feet, and renovations of any size. The second petition article amends Article XI-6 of the New Ipswich Zoning Ordinance by adding physical boundaries along routes 123/124 to the Limited Commercial District.

Paul made a motion to hold a public hearing on the petitioned warrant articles on January 7, 2015. Bert seconded the motion and it passed unanimously.

Liz reminded members that the meeting is not adjourned until the Chairman declares the meeting is adjourned.

Joanne received an e-mail from Kent Brown regarding Jacqueline Drive. Before any release of the bond he recommends pavement corings be done. The Board agreed with Kent's recommendation.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Joanne Meshna
Land Use Manager