

PLANNING BOARD MEETING
DECEMBER 18, 2013

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

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

7:00 p.m.: Public hearing for amendment to the Zoning Ordinance:

There was no public present. The proposed amendment would amend Article XIII: General Provisions, Section F. Signs, to revise and clarify the number and size of signs permitted. Liz made a motion to forward the zoning amendment on signs as written to the Town Clerk to be included on the Town Warrant for 2014. Paul seconded the motion and it passed unanimously.

7:10 p.m.:

The Board discussed Attorney Kinyon's response to questions posed by Liz on the definition of frontage in the Subdivision Regulations and Zoning Ordinance, and subdivision on Oak Hill Road. Attorney Kinyon responded that the Zoning Ordinance requires minimum road frontage of 200' on an approved public street and street is defined as being a Class V or better highway and excludes a Class VI highway. The Subdivision Regulations define frontage as on a town approved road, Class V or better. Consequently, to qualify for subdivision, a lot must have 200' of frontage on a Class V or better highway. The Planning Board had sent the applicant to the Zoning Board for a variance and the Zoning Board did not accept the application. A copy of Attorney Kinyon's letter will be sent to the Chair of the Zoning Board.

The Board proposed an amendment to the Zoning Ordinance, Article XVIII, Definition of Frontage, and to the Subdivision Regulations, Section III, 3:07, Definition of Frontage, to correct the error in the definition of frontage and to make both definitions the same. A public hearing on the amendment will be held on Wednesday, January 15, 2014. A copy of the proposed amendment will be sent to the Zoning Board.

The Board reviewed an amendment to the Subdivision Regulations on active and substantial development and substantial completion. The amendment would be to Section IV., General Requirements, and would specify the threshold level of work necessary to satisfy the requirements for active and substantial development or building and substantial completion of the improvements as shown on the site plan in RSA 674:39. Another amendment to Appendix A., Data Required for Submission with Subdivision Application, paragraph A;01, Subparagraph C., General Data, would require a note on the plan that states what will constitute active and substantial development or building and substantial completion of the improvements as shown on the site plan. A public hearing will be held on Wednesday, January 15, 2014.

An amendment to the Site Plan Review regulations was also reviewed. The amendment would amend Section VII, Purposes, General Standards and Requirements, paragraph 2, General Standards and Requirements, by adding a new paragraph T to specify the threshold level of work necessary to satisfy the requirements for active and substantial development or building and substantial completion of the improvements as shown on the site plan in RSA 674:39. Another amendment to the Site Plan Review regulations, Section IV, Submission Requirements, Paragraph B, Proposed Development, to require a note on the plan that states what will constitute active and substantial development or building and substantial completion of the improvements as shown on the site plan was also proposed. A public hearing will be held on Wednesday, January 15, 2014.

Members discussed changes to section 4.12 of the Subdivision Regulations, Performance Bond. Liz will contact Attorney Kinyon for interpretation of RSA 674:36 III, the LGC for questions on surety bonds, and will work on wording for the town engineer doing independent assessments for road bonds and 15% contingencies. Ed will work on wording for the stages of bond releases.

Liz submitted changes to the Subdivision Regulations checklist. Added was a new #15. which states "note on plan defining what constitutes active and substantial and substantial completion of the improvements as shown on the subdivision plat plan." She recommended that #52 and #53 be moved to Part 1 of the checklist. In the compliance section of the checklist, #18 on performance bonds, the wording was changed to state "have bond amounts and time limits been established in accordance with Section IV, Subparagraph 4:12, D. of the Subdivision Regulations for:" Members were in favor of these changes to the checklist. Under "For Planning Board Use Only" under bonds, Liz submitted language that was discussed and changes were suggested. Liz will work on that wording.

9:15 p.m.:

Joanne informed the Board that another complaint was filed with the Police Department on the hours of operation of the Bruce White gravel pit. She will write a letter to him regarding the violation.

A new Alteration of Terrain permit has been filed for the Koivula gravel pit. The Board will review it at a later time.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager

