

PLANNING BOARD MEETING
JANUARY 2, 2013

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

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

7:00 p.m. Proposed amendments to the Subdivision Regulations:

The Board and the public discussed the following amendments to the Subdivision Regulations and the Board took the action as recorded:

- 1) Amend Section IV, Paragraph 4:05-1 Backlots, Subparagraph C by adding the words in bold as follows:

Each back lot must have at least 50 **contiguous** feet of frontage on an approved **class V** road **or better** to provide access. The access area is considered that portion of the back lot between the approved road and the point at which the back lot is at least 200 feet wide (on a line parallel to the approved road). The access area shall be part of the back lot but its area may not be used to meet minimum acreage requirements of the back lot. The entire access area must be at least 50 **contiguous** feet wide.

Liz made a motion to approve the amendment. Ned seconded the motion and it passed unanimously.

- 2) Amend Section IV, Paragraph 4:06 Non-buildable Lots, Subparagraph B by adding the words in bold as follows:

B. Non-building lots shall be clearly identified as such on the final plat submitted to the Board and such restriction shall further be clearly included as a covenant to any deed. **The Non-Buildable classification restriction is considered to be permanent.** The applicant shall provide the Planning Board with a copy of the deed.

Ned made a motion to approve the amendment. Bert seconded the motion and it passed unanimously.

- 3) Amend Appendix B, Paragraph B:02 Streets, subparagraph F by deleting the words shown in strike through as follows:

~~F. Temporary deadend streets, where future extension to another outlet is approved by the Board or where indicated on the subdivision plat, may exceed 1,000 feet in length. In such a case, bonding must be provided to ensure construction of that future extension.~~

Jim made a motion to approve the amendment. Bert seconded the motion and it passed unanimously.

- 4) Amend Section XI Cluster Residential Development, Paragraph 11:02, subparagraph B by deleting the words shown in strike through and adding the words in bold as follows:

- B. The cluster development may be served by common water and **common** septic systems **located on common land**. The design and construction of such systems must be approved by state and local authorities.

~~Any on-site well may be located within the common area.~~

~~Any on-site **community** septic system may be located within the common area.~~

Private wells and private septic systems may not be located on common land.

A protective radius from any common wells and any common septic systems located within the common area equal to the minimum required setback between wells and septic system as required by the more stringent of state and town requirements, shall be wholly contained within the common area's property lines.

Ned made a motion to approve the amendment. Bert seconded the motion and it passed unanimously.

- 5) Amend Section XI Cluster Residential Development, Paragraph 11:01, subparagraph B by deleting the words shown in strike through and adding the words in bold as follows:

- B. Prior to approval, the Board shall ascertain that adequate provisions have been made by the applicant, including but not limited to the following:
1. Traffic circulation and access including adequacy of adjacent streets, entrances and exists, traffic flow, sight distances, curb cuts, and turning lanes.
 2. Pedestrian safety and access.
 3. School bus access and loading areas.
 4. Emergency vehicle access to all structures within the cluster development.
 5. Off-street parking and loading.
 6. Fire protection as it applies to the proximity of buildings to one another and to the existence of firefighting water resources.
 7. Storm water drainage based upon a minimum of a ~~25~~ **100** year storm frequency, using on-site absorption and/or temporary detention.
 8. Snow storage and trash disposal areas.
 9. Environmental factors such as protection against pollution, noise, odor, and the protection of natural features.
 10. Landscaping in keeping with the general character of the surrounding area.
 11. Signing and exterior lighting
 12. **Demonstration that the size of any lot with an individual septic system is adequate to accommodate the septic system (by means such as "Soil Based Lot Sizing" as recommended by the Society of Soil Scientists of Northern New England, or Env-Wq 1005.03 "Minimum Lot Sizes-Residential 1 to 4 bedrooms" from NH code of administrative rules.)**

Liz made a motion to approve the amendment. Bert seconded the motion and it passed unanimously.

- 6) Amend Section VIII, Paragraph 8:01 Procedure, subparagraph B.7 by deleting the words shown in strike through and adding the words in bold as follows:

7. A letter from the Fire Chief that there is adequate access and water supply (such as ~~sprinklers~~, cisterns, fire ponds, and other local water sources) for fire protection.

Jim made a motion to approve the amendment. Bert seconded the motion and it passed unanimously.

- 7) Amend Section IX Administration, Paragraph 9:07 by deleting the words shown in strike through as follows

Amendment: These regulations may be amended, changed, altered, added to or rescinded from time to time whenever this action is deemed necessary or advisable by the Board. A public hearing, to be held in accordance with RSA 675:6-7 and Chapter 91-A, on the proposed change, and the concurring vote of the Board is required before any alterations are made. A statement signed by the Chairman or Secretary of the Board, indicating any amendments thus authorized from such regulations as were previously filed, shall be transmitted ~~to the Register of Deeds of Hillsborough County,~~ to the Town Clerk of New Ipswich, and to the Board of Selectmen, by the Chairman or Secretary of the Board.

Jim made a motion to approve the amendment. Bert seconded the motion and it passed unanimously.

Capital Improvements Program (CIP):

The updated CIP prepared by Ned and Bert was discussed. Ned made a motion to approve the update of the CIP for 2013-2018. Liz seconded the motion and it passed unanimously.

Master Plan Chapter – Thoroughfare and Transportation Analysis:

The update to the chapter was discussed. Ned made a motion to approve the Thoroughfare and Transportation Analysis chapter of the Master Plan. Jim seconded the motion and it passed unanimously.

7:30 p.m.:

The minutes of the December 19, 2012 meeting were reviewed and the following change made: page 2, second to last paragraph, last sentence should read "...require inspections only every five years if the excavated amount is less..." Liz made a motion to approve the minutes as amended. Bert seconded the motion and it passed with one abstention.

Liz noted that the Vision Chapter of the Master Plan has to be updated in 2014. This is a big undertaking and the Board may want a professional firm to help. Joanne will research companies that could perform the task.

Ed informed the Board that Pioneer Green Energy has formed a new company called Timbertop Wind and they have filed a petition for jurisdiction with the State Site Evaluation Committee (SEC) for installation of two wind turbines in New Ipswich and three wind turbines in Temple for total of 15 megawatts. The first step is for the Selectmen to decide if they want to object to and seek to defeat the Petition. Attorney Kinyon has spoken with Attorney Sowerby from Temple. The Towns may want to consider hiring specific expertise in this area to represent them. Ed and Paul will attend a Selectmen meeting to discuss the matter.

Bert announced that the Hazardous Mitigation Plan has been updated and a draft copy is available if anyone wants to read it.

8:00 p.m. Public hearing for petition warrant article to rescind impact fees:

The petition warrant article is to rescind the 2004 zoning warrant article that adopted impact fees.

Members of the public were in favor of getting rid of impact fees.

Ollie made a motion to close the public portion of the hearing. Mike seconded the motion and it passed unanimously.

Ned stated that it appears that young people brought up here cannot afford to build because of the impact fees. Because there is little development now, the amount of impact fees collected is low. However, Ed stated he would like to have the impact fees in place when development resumes. Jim noted there was a lot of paper work to the collection, tracking, and spending of the fees.

Ollie made a motion to approve the warrant article. Mike seconded the motion and it passed with 5 in favor and 2 against.

9:00 p.m. Public hearing for petition warrant article to exclude certain structures from the requirement of building permit.

The petition article warrant article removes the requirement of a building permit for 1) all out-buildings less than 120 square feet total area as measured at the base of the structure, 2) all portable/transportable vehicle and equipment fabric covered shelters under fifty feet in length, 3) all portable/transportable plastic covered greenhouses under twenty-five feet in length and 4) all tents, booths, pop-ups and other temporary structure, such those used at, parades and assemblies and other gatherings.

Mr. James Parison who submitted the petition explained that currently all structures require building permits. It is reasonable to exclude certain structures from the requirement as they are temporary and/or small structures.

Ollie made a motion to close the public hearing. Bert seconded the motion and it passed unanimously. Jim stated that the amendment would help him as Building Inspector. Currently all structures require a building permit and the amendment would eliminate the need for small and portable structures.

Liz made a motion to approve the warrant article. Ned seconded the motion and it passed unanimously.

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager