

PLANNING BOARD WORK SESSION  
JUNE 18, 2014

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

The meeting was called to order at 7:35 p.m. at the Town Office.

Ed updated the Board on the Bruce White gravel pit. Mr. White was sent a Notice of Violation by Attorney Kinyon on the starting hours of the pit. Attorney Kinyon received a call from Mr. White when he received the Notice. For the next 30 days Mr. White will be locking the gate at the pit at closing and opening it at 6:00 a.m. He claimed there are no loaders operating before 6:00 a.m. but did not deny the possibility that loaders might be turned on before 6:00 a.m. to warm up. Mr. White denied that the pit is encroaching on wetlands or is within six feet of the water table. He claimed that stumps being buried on site are stumps from trees cut down on site and are being buried in the slopes as part of the reclamation plan. He was not aware that burying stumps in this manner violates any regulation.

Mr. White acknowledged that he permits two people to shoot firearms on the site on weekends. The Board referred this issue to the Board of Selectmen.

Ed will contact Chief Carpenter and ask if the camera can be set up again to monitor the trucks entering and leaving the site. The Board will conduct a site visit and Joanne will contact Mary Pinkham-Langer to see if she is available to attend.

Ed distributed a proposed amendment to the Zoning Ordinance changing the total square feet of retail in Village District II from 1,500 to 10,000 subject to special exception approval. Ed stated that the objective of the amendment was to provide a mechanism for people of New Ipswich to express their support or non support for a project like the Dollar General store.

All members were in favor of a commercial district. Suggestion was made of an overlay district on main road corridors in town with stated limitations. There is language currently in the Zoning Ordinance for commercial districts that would need to be updated. Another suggestion was to look at other towns that have commercial districts and at their ordinances. Some options as to where a commercial district could be located is needed.

Liz distributed results of the questionnaires distributed for the Master Plan done ten years ago. She noted that the Planning Board decided not to update the Master Plan this year. She questioned if members were good with what the townspeople were indicated ten year ago or should the Master Plan be updated. Liz noted that preservation of open space is the number one concern indicated by the questionnaires.

Liz spoke with Ed Rogers about clusters and flexible lot sizing. He stated the reason developers do not build clusters is because of the restrictions on the open space and he suggested eliminating these restrictions. Flexible lot sizing would solve a lot of problems and he thought that was a reasonable thing to do; look at different frontage requirements. Providing a NRI overlay is an easy thing to do. Building should be market driven but not made impossible to do. Ed is available to meet with the Board once. Ned will talk to someone at Hutter Construction and get their opinions on the cluster ordinance.

Liz handed out questions that she felt needed to be answered and agreed upon by the Board in order to move forward on amending the cluster ordinance. Ned had e-mailed information from the town of Newton on cluster development which members were encouraged to read.

Carolyn inspected the site on Kidder Mountain where Pioneer Green had placed a met tower to determine if it had all been removed. She reported that it had. Paul made a motion to return the \$5,000 bond to Pioneer Green. Bert seconded the motion and it passed unanimously.

Woody announced that the Building Inspector and the Town Administrator have both resigned.

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Joanne Meshna  
Land Use Manager