

PLANNING BOARD MEETING  
NOVEMBER 20, 2013

PRESENT: Ed Dekker, Chairman, Oliver Niemi, Tim Jones, Bert Hamill, Liz Freeman, Michael Conlin, Joanne Meshna

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

State Representative Jim Coffey was present to discuss legislation he has proposed to address the issue of the timing of public hearings for zoning amendments under SB2. The Board had expressed to him the difficulty in the time line for the public hearings. The amendment removes the zoning amendments from the time line followed by requirements of SB2, and by default returns it to the way it was with regular town meetings. Zoning amendments would not be part of the deliberative session at all. Jim asked for support for the legislation by having people attend the hearing which will be scheduled in 2014.

Jim also informed the Board that Southwest Region Planning Commission has two delegates from each town in their area that meet once a month in Keene to discuss economic development, environmental issues, grant writing, etc. He is currently a delegate and will be resigning as of the end of June. Currently he is the only delegate from New Ipswich. He urged members to find someone for the vacant positions. The delegates do not need to be Planning Board members.

7:15 p.m.:

The OEP is holding several interactive workshops on how the state could improve the State Energy Facility Site Evaluation Committee (SEC) process. One will be held in Keene on December 5, 2013. Pre-registration is required.

Liz distributed a copy of a e-mail sent to Attorney Kinyon on the issues raised by the Richard Aho proposal for a two lot subdivision on Oak Hill Road. A memo was received from the Zoning Board after Mr. Aho appeared there for a variance to the 200 foot frontage requirement, and which stated they did not accept the application as there was no relief to be granted. Liz has not yet heard back from Attorney Kinyon.

7:45 p.m. Carol Clark/Louise Lord, Joan Shady, Peter Jacques - Lot line adjustment application:

Ms. Clark presented the lot line adjustment application to the Board. The purpose of the application is to adjust the lines common to lots 13/76 and 13/77 and the lot lines common to lot 13/76 and 13/76-2. The application divides lot 13/76 and adds 7.12 acres to lot 13/77 and 2.88 acres to lot 13/76-2.

The waiver requests for checklist items #10, #13, #17, #18, #20, #35 and #52 were reviewed. Bert made a motion to approve the waiver requests as presented. Liz seconded the motion and it passed unanimously.

Bert made a motion to conditionally approve the lot line adjustment application, the conditions being payment of fees and submission of a mylar. Mike seconded the motion and it passed unanimously.

8:10 p.m.:

All conditions of approval for a two lot subdivision for Dana Oosterman on Mason Road have been met. The Board signed the mylar.

The Board reviewed the proposed sign ordinance amendment and agreed to delete from (2) "or be incompatible with the character of the neighborhood in which it is located." and to not add a section on prohibited signs and not require permits. A public hearing on the amendment will be scheduled for December 18, 2013 with a second hearing if needed to be held on January 15, 2014.

Tim has reviewed the Vision chapter of the Master Plan. For the next meeting, he will prepare his comments and suggest options for the update of the chapter.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Joanne Meshna, Land Use Manager