



PLANNING BOARD

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MINUTES OF THE PLANNING BOARD PUBLIC HEARING

Thursday, January 21, 2016 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chair Stu Gerome, Chip Hussey, David Moore, Rich Winsor, John McDevitt - Selectmen's Rep, Jamie Connelly – Alternate, Steve Gerrato - Alternate

Members Absent: Scott Baker, Courtney Homer

Staff Present: Mark Fougere - Consultant

Chair Gerome opened the Planning Board meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

1. Subdivision of Land: 90 Depot Road [Map R13, Lot 8]

Owner: Lynn Marsh Trust

Applicant: Michael Marsh

The owner and applicant are proposing to subdivide a 1.68 acre lot from the existing 6.6 acre parcel to create a single back lot.

Michael Marsh, applicant, withdrew his application for the Subdivision of Land at 90 Depot Road [Map R13, Lot 8].

MOTION: *C. Hussey moved to allow the applicant to withdraw his application for the Subdivision of Land at 90 Depot Road [Map R13, Lot 8] without prejudice. Second – R. Winsor; all in favor. MOTION CARRIED*

2. Zoning Ordinance: Article III – Medical Services

Due to the holidays, the posting requirement to run a legal notice in the newspaper for further revisions to Article III – Medical Services could not be met. The original proposal was to allow medical offices and clinics, and ambulatory surgical center by Conditional Use Permit; hospitals, clinics and residential care facilities would remain a permitted use. At the meeting on Thursday, January 07, 2016, the Planning Board discussed amending all uses in the Commercial C (CC) Highway District zone, Medical Services, to be permitted by Conditional Use Permit. Because posting requirements could not be met, the options were to move the original amendment to ballot or withdraw it completely.

There was a discussion to amend the entire section at one time or move the original to ballot as proposed. The majority preferred to amend the entire Medical Services section at the same time. S. Gerrato stated that if the Planning Board were to deny a Conditional Use Permit, the applicant could not go to the ZBA for relief; they would have to go to Superior Court.

MOTION: *R. Winsor moved to withdraw the original amendment for Article III – Medical Services from the ballot. Second – J. McDevitt; five in favor, two against. MOTION CARRIED*

WORK SESSION

3. Stormwater Management

Julie LaBranche, Rockingham Planning Commission, is available to meet with the Planning Board on Thursday, February 04, 2016, to discuss stormwater management; she is writing an update to the stormwater model. Inviting all Boards, Commissions and the public to attend meets the requirements for community outreach. The Board was in agreement that she should speak at the next work session.

4. Topics for Work Session: Thursday, February 04, 2016

Topics for the work session on Thursday, February 04, 2016 were reviewed.

5. Approval of Minutes: Thursday, January 07, 2016

MOTION: R. Winsor moved to approve the minutes of Thursday, January 07, 2016. Second – S. Gerrato; five in favor, two abstain (D. Moore, J. Connelly). **MOTION CARRIED**

6. Approval of Invoices

MOTION: D. Moore moved to approve payment of invoices in the amount of \$6,143.31 from the Escrow Account. Second – C. Hussey; all in favor. **MOTION CARRIED**

7. Other Business

M. Fougere told the Board that Thurloe Kensington Development had submitted a plan to the ZBA for a car dealership/automotive repair center. There was concern about the repair center. C. Hussey suggested restricting the GVW to less than 18,000 lbs.; that would eliminate small trucks.

The Board was updated on Tractor Supply. The only issue remaining to be addressed was the underground conduit. J. McDevitt told members that the Building Inspector had submitted his resignation, and his last day would be Friday, January 29, 2016.

J. Connelly told members that the Budget Committee reinstated the full amount to the Planning Board budget.

8. Adjournment

MOTION: R. Winsor moved to adjourn at 7:26 p.m. Second – D. Moore; all in favor. **MOTION CARRIED**

NEXT MEETING

Thursday, February 04, 2016 – 7:00 p.m., Work Session, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, February 18, 2016