



# PLANNING BOARD

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## MINUTES OF THE PLANNING BOARD WORK SESSION

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Thursday, May 05, 2016 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair Stu Gerome, Scott Baker, Chip Hussey, John McDevitt (Selectmen's Rep), David Moore, Rich Winsor, Steve Gerrato (Alternate), James Connelly (Alternate)

*Members Absent:* Courtney Homer

*Staff Present:* Mark Fougere - Consultant

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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. Sign Ordinance

M. Fougere told the Board that based on a case that has gone to the Supreme Court regarding signage, there are now content-neutral requirements in place. He felt the Board should consider revising the current sign ordinance, which is challenging. He suggested a committee be formed by reaching out to the business community.

There was a discussion about allowable signage. C. Hussey agreed a committee should be formed that included Planning Board members, retailers and possibly interested residents. He also suggested the condition of signs should be included. J. McDevitt asked what issues needed to be addressed with the current ordinance. The Building Inspector has had problems with signage; the Board would like him involved with any revisions.

There was a brief discussion about the location of the buildings on March Farm Way due to previous zoning changes and stated that the signage will be much more prominent. Chair Gerome reminded members that the ordinance is restrictive for a reason.

The previous Building Inspector had suggested changes to the sign ordinance. M. Fougere will work on revisions for the next work session.

### 2. Stormwater Management Regulations

M. Fougere and the Town Engineer have met with Julie LaBranche, RPC, and Abigail, PREP, about incorporating AOT standards into a stormwater management ordinance; they were not receptive. According to J. LaBranche, the MS-4 requirements should be out by June or July. They were waiting for Massachusetts to release their stormwater regs before issuing New Hampshire's. M. Fougere and E. Weinrieb were given a copy of the Kensington regulations that have been vetted more and may address some of E. Weinrieb's concerns.

J. LaBranche stated that new MS-4 regs are site specific and the AOT standards won't be in compliance with those. E. Weinrieb suggested the Board wait for the MS-4 regs to be released and then decide on a course of action. If the Board decides not to move forward with the grant, it can be returned.

3. Topics for Public Hearing: Thursday, May 19, 2016

M. Fougere updated the Board on the Lot Line Adjustment for the public hearing.

4. Approval of Minutes

**MOTION:** C. Hussey moved to approve the minutes of Thursday, March 17, 2016. Second – D. Moore; five in favor, three abstain (S. Baker, R. Winsor, J. McDevitt). **MOTION CARRIED**

**MOTION:** J. Connelly moved to approve the minutes of Thursday, April 07, 2016. Second – S. Baker; seven in favor, one abstain (D. Moore). **MOTION CARRIED**

5. Approval of Invoices

**MOTION:** R. Winsor moved to approve the payment of invoices in the amount of \$356.25 from the Escrow Account and \$1,192.95 from the Town Budget. Second – C. Hussey; all in favor. **MOTION CARRIED**

6. Other Business

M. Fougere reviewed the letter from Altus Engineering regarding drainage on Van Etten Drive. The wetland area that was previously taken care of is no longer being managed; the abutter has stated it is backing up on her property. A site walk was recently done by the Town Engineer and he made suggestions on how to improve the drainage, which would require an amendment to the approved plan. In addition, the improvements would require a Dredge and Fill Permit and review by the Conservation Commission. The property owner of Van Etten Drive is willing to make the improvements; the HOA would be responsible for maintenance.

The Board was in favor of proceeding; M. Fougere will contact the property owner to start the process.

7. Adjournment

**MOTION:** R. Winsor moved to adjourn at 7:36 p.m. Second – C. Hussey; all in favor. **MOTION CARRIED**

<b>NEXT MEETING</b>
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Thursday, May 19, 2016 – 7:00 p.m., Public Hearing, Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, May 19, 2016