



PLANNING BOARD
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MINUTES OF THE PLANNING BOARD WORK SESSION

Thursday, August 17, 2017 – 7:00 p.m. – Town Hall Conference Room

Members Present: Scott Baker, Stu Gerome, Courtney Homer, John McDevitt, Paul Sanderson (Selectmen's Rep), Steve Gerrato (Alternate), Catie Medeiros (Alternate)

Members Absent: David Moore, Rich Winsor, James Connelly (Alternate)

Staff Absent: 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. Proposed Changes: Subdivision and Site Plan Regulations, Zoning Ordinance

The list of proposed revisions was reviewed. The Board discussed the Building Inspector's request for "contiguous" to be more clearly defined. Chair Gerome stated it appeared to be a much stricter determination of what is contiguous. It's currently considered contiguous if there is a wetlands soil connected easily or seasonally. P. Sanderson noted the DES definition of "wetlands" must be used as stated in RSA 674:55.

Chair Gerome stated that the Board's intent when writing the Ordinance was to add more protection on tidal waters than inland jurisdictional. The end result was that anything contiguous or connected to a tidal must have a 75' buffer setback rather than the normal 50'; inland jurisdictional was a 75' setback and 100' on tidal wetlands. He added that it needs to be better defined; a lot of inland properties are being impacted by the bigger setbacks: feedback is being received from many different areas. The Board has discussed loosening the setbacks. Chair Gerome suggested involving others not on the Board (example: Conservation Commission Chairperson, developers, engineers) so they could find the best possible solution. J. McDevitt requested that the Building Inspector attend a meeting to discuss his thoughts on defining contiguous as well as the issues he's had and why. The Conservation Commission Chairperson will also be asked to attend.

Many members of the Board agreed they wouldn't want to see a stricter Ordinance. P. Sanderson referred to Env-Wt 301.01 – Delineation of Wetlands Boundaries and the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987). Chair Gerome stated delineating wetlands was a standard practice. He didn't know if it was as much of an issue as the delineation of the wetlands, or what contiguous means and what the buffers should be. Chair Gerome has asked that M. Fougere contact him next week.

The Build-Out Analysis from RPC was briefly discussed. There was no indication of how it affects a specific area. The discussion was continued to the next meeting.

2. Update: Visioning Session

The Board was updated that the Visioning Session with RPC regarding sea rise level had been changed to Thursday, October 05, 2017, which is a regularly scheduled work session. The meeting will be held at the Hugh Gregg Coastal Conservation Center at the Discovery Center on Depot Road. The original date of the Visioning Session was Thursday, September 21, 2017, which is a public hearing date and there may be three cases.

Residents in the area that may be affected by the sea rise level will be notified of the meeting on October 05. The tentative start time will be a “meet and greet” at 6:30 p.m., followed by the meeting at 7:00 p.m.

3. Topics for the Work Session: Thursday, September 07, 2017

Topics for the next work session will include proposed changes to the Zoning Ordinance as well as the Building and Subdivision Regulations.

4. Approval of Minutes

MOTION: S. Gerrato moved to approve the minutes of Thursday, July 20, 2017. Second – S. Baker; five in favor, two abstain (J. McDevitt, C. Homer). MOTION CARRIED

5. Approval of Invoices

MOTION: S. Baker moved to approve payment of the following invoice: \$680.85 from the Planning Board Town Budget to Fougere Planning & Development. Second – J. McDevitt; all in favor. MOTION CARRIED

6. Other Business

J. McDevitt and P. Sanderson recommended that the Board consider a Pavement Degradation Ordinance. The ordinance would require payment for roads that needed to be dug up for any reason; the newer the road, the more the permit fee. He suggested looking at the Concord ordinance.

7. Adjournment

MOTION: J. McDevitt moved to adjourn at 7:28 p.m. Second – S. Baker; all in favor. MOTION CARRIED

NEXT MEETING

Thursday, September 07, 2017 – 7:00 p.m., Town Hall Conference Room

Respectfully Submitted: Charlotte Hussey, Secretary to the Boards

Approved: Thursday, September 07, 2017