

**Town of Richmond
Planning Board Public Hearing**

April 22, 2014

7:30 PM

Richmond Veterans Hall

Members Present:

Lloyd Condon, Vice Chair
Deb Duffy, Secretary
Norma Thibodeau
Richard Drew
Butch Morin, Alternate
Carol Jameson, Selectman Rep.

Members Absent:

Jon Pratt
Wes Vaughan, Alternate

Public: Alex Hoar

Butch Morin seated for Jon Pratt.

1. Public:

Alex Hoar addressed the board in reference to creating draft regulations for blasting. Some suggestions:

1. Incentives for residents to comply with Zoning Ordinances.
2. Fines for non compliance.
3. Blasting, notification to abutters. Who, what, when, where and proper postings.

The Selectmen acted on a recent blasting in town with concern for set backs to an abutter's boundary line, the area disturbed did not meet set backs to the wetlands and neighbors received no notification. This is a Selectmen's issue this has been handled timely and within guide lines.

The Selectmen would like to have the Planning Board discuss some incentives as well as fines to be exercised when Zoning isn't followed.

2. Mail:

1. Department of Environmental Services Annual Drinking Water Source Protection Conference on April 30, 2014. Board members who would like to attend can let the Land Use Assistant know and reservations will be made.
2. Southwest Region Planning commission March 2014 Highlights.
3. JB Mack will be attending the Board of Selectmen's meeting on Monday 4/28 at 7:15. The Planning Board has been asked to participate in the discussion about plans for the 4 Corner Store.

3. Minutes March 18, 2014:

Page 1, Under 3. Other down to 2. fourth line down change the meeting date from the second and third Tuesday to the first and third Tuesday.

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

Page 2, Under 5. Update on Map 405-86, second paragraph down, second sentence add was made. Change the sentence from: The suggestion to designate the Code Enforcement Office. The suggestion **was made** to designate the Code Enforcement Officer.

Page 3, Under 5. Master Plan, first sentence change the spelling where to were.

Motion made by Deb Duffy to accept the minutes as amended. Seconded by Butch Morin. 4 in favor. 1 opposed. Motion carries.

4. Election of 2014-2015 Officers:

Motion made by Butch Morin to nominated Richard Drew as Chairman. Deb Duffy seconded. No other nominations were made.

All in favor. None opposed. Motion carries.

Motion made by Richard Drew to nominated Deb Duffy as Vice Chairman. Seconded by Norma Thibodeau. No other nominations were made. 4 in favor. 1 abstention. Motion carries.

Motion made by Richard Drew to nominate Lloyd Condon as Secretary. Seconded by Norma Thibodeau. No other nominations were made. 4 in favor. 1 opposed. Motion carries.

5. Master Plan:

Kim Mattson contacted the Voluntary Energy Committee (VEC) to review the Master Plan; to date VEC has not called a meeting. Chairman Peter Majoy has assured the Planning Board there will be a meeting put together before the Planning Boards Tuesday May 27 meeting. It was discussed to have a representative from the VEC attend the next meeting of the Planning Board to discuss goals for the Master Plan.

The Planning Board encouraged the Selectmen to offer discounts per square foot on building permits if green building in whole or parts, during design and construction. LED lighting, green lumber from renewable forests, proper foundation sealing, spray on insulation and man made lumber were some of the suggestions. Kathy Beaman was a suggested contact to discuss some green incentives Richmond may offer their residents.

6. Non-build able lot: Map 403 Lot 011

Chairman Richard Drew stepped down and Vice Chairman Duffy was seated.

Richard Drew was contacted to create a non-build able lot on a class VI road. This particular piece would remain with the Mattson trust and would contain the wetlands (pond and marsh) and an existing cemetery on the property containing roughly 5+ acres. This would be a lot of it's own which would be non build able. The subdivision would include a second lot along Taylor Hill Rd which includes the house, barn and pastures and the entire road frontage making roughly 10 acres. The families concern would be maintenance and access of the property in the future if the trust was sold outside of the family.

This would have to go before the Zoning Board of Adjustments for a Variance as the subdivision would be on a class IV road which Richmond Zoning does not permit.

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Motion made by Deb Duffy to deny the application for Map 403 Lot 011 to be subdivided as a non build able lot due to frontage on a class VI road.

Seconded by Butch Morin. All in favor. Motion carries.

Deb Duffy stepped down as acting Chairman and Richard Drew was seated.

7. Lot Merger: Map 410 Lots 49 and 50:

Voluntary Lot Merger request for Map 410 Lots 49 (7.3 acres) and 50 (35 acres) located @ 335 Whipple Hill, owned by James and Crystal Snape. The concern is that the larger lot has its own septic system and well and if the lots are merged they can not be subdivided in the future due to a change in Richmond's subdivision road frontage.

The merger request was not applied using Richmond's merger form; the board requested that the information be put on Richmond's Voluntary Lot Merger form before the board approves the merger.

8. Excavation Regulations:

The Planning Board received a copy of Excavation Regulations drafted by Mary Pinkham Langer. The Planning Board had worked on Excavation Regulations with Peter Majoy years ago. Land Use Assistant will look for a copy of the town's original regulations for the Planning Board to update if needed.

9. Zoning Ordinances:

The draft Zoning Ordinances reflecting the March 11, 2014 zoning changes.

Page 5 Under Article 3, 302 Sand and Gravel: Add: in excess of 1000 cu. Yards.

Page 11 Under Article 5, 502.2 Yard Requirements: Change: eighty-three (83) feet from the center line of the road to fifty feet (50) from the edge of the public right-a-way.

Page 13 Under 605 Special Provisions: Change: one-handed (100) feet to any wetlands to seventy five (75) feet to any wetlands.

Page 17 under 1005, 1005.1.4, Change: 1004.1.2 and 1004.1.3 to 1005.1.2 and 1005.1.3. This was a proofing error made during the 2013 update that made no sense as the reference numbering was incorrect.

Page 18, alignment of text. 1005.4 should be set closer to the margin.

It was decided to have 20 copies printed.

10. Other:

A. Visionary process for 4-corners store:

JB Mack a representative from Southwest Region Planning Commission has been working with a group of residents from Richmond. The group has secured the Brownfield Grant to help the town with some kind of future plans for the site. A meeting will be held on Monday April 28, 2014 @ the Town Hall starting @ 7:15. The Selectmen invited

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Planning Board members to come and participate in the discussion about plans.

Motion made by Lloyd Condon to adjourn the meeting. Seconded by Deb Duffy. All in favor. None opposed. Motion carries.

Respectfully submitted

Kandace Mattson

Attachments: