

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

**Town of Richmond
Planning Board Public Meeting
January 15, 2012 6:45 PM Veterans Hall**

Members Present:
Richard Drew, Chair
Rick Lewis, Vice Chair
Deb Duffy, Secretary
Norma Thibodeau
Debra Boncal, Selectman Rep.
Butch Morin, Alternate
Wes Vaughan, Alternate

Members Absent:
Jon Pratt
Bob Coy, Alternate
Lloyd Condon

Public: Susan Taylor, Jeffrey Taylor, Jean Tandy, Sean McElhiney, Sandra Gillis, Doug Bersaw, Nancy Lescynski, Hank Lescynski, Sandy Holbrook, Maureen Blackledge, Pat Daigneault, Thomas Daigneault, John Boccalini, Peter Majoy, Sandy Perry.

Butch Morin seated for Jon Pratt. Wes Vaughan seated for Lloyd Condon.

Public business meeting to begin @ 6:45-7:00 PM

1. Public:

Nothing from Public.

2. Mail:

Southwestern Region Planning Commission monthly newsletter.

3. Planning Board Meeting Minutes-December 18, 2012;

Page 1, under Members absent: Add Deb Boncal.

Page 2, second paragraph add Dec. 22, 2012. Add: Second hearing date is set for January 22, 2013 @ 7:00 at the Veterans Hall.

Motion made by Vice Lewis to accept the minutes as amended. Seconded by Deb Duffy. All in favor. None opposed. 3 abstentions. Motion carries.

4. Grants:

Chairman Drew contacted Peter Majoy to request his expertise to research some grants being offered through the Southwest Region Planning Commission. Peter Majoy explored what was offered and the grants dealt with revising you local zoning which the Town has already under taken. Chair Drew thanked Peter for his willingness to help the Planning Board.

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5. Copier:

Bob Coy was contacted to share the cost with the Planning Board of the new copier at the Civil Defense Building. It was agreed that Bob Coy through the Emergency Management budget would purchase the copier on sale for \$349.99 then the Planning Board can purchase the toner @ \$166.99 and the extended warranty for 2 years. Total cost to the Planning Board \$225.99.

Public Hearing in reference to Proposed Zoning Ordinances called to order @ 7:00 PM.

Legal notice appeared in the Keene Sentinel on Sat. December 29, 2012. Public postings for the Public Hearing posted inside and outside the Town Hall, outside the CD building and outside the Veterans Hall on Sat. Dec. 29, 2012.

Copies of the 22 page ballot were given to members of the public.

Chair Drew explained that the present zoning ordinances were in the left in gray and the proposed zoning ordinances are located on the right. The procedure will be to start with Amendment 1 and proceed through all the amendments. He asked that everyone stay on the same page and please not to jump around from one page to the next. All questions will be directed to the Chairman who will answer to the best of his ability.

4. Proposed Zoning Ordinance Ballot:

Jean Tandy was impressed with the language and how simplified the proposed zoning. Basic meaning without getting lost in a lot of wording. Making them much easier to understand and more organized within the document.

Amendment 1.

Page 1. Under 301 Ruins, 5th sentence down change will to with.

Discussion on the definition for 302 Manufactured Housing Parks, the present definition will be used and is not included in the proposed ballot.

Page 2. No comments.

Page 3. Question, on what is considered the finished side of a fence. Vice Lewis explained using post and rail and stockade fencing.

Question, on 301.1.2 Signs for Home Occupations. The ordinance refers to 1003.1.1 which could not be found. The reference is located on the top of page 13 of the ballot.

Amendment 2.

Under Amendment 2. brief description of proposed zoning changes: 5th line down. Change front property line so that there will be consistency in the measurement to from the edge of the public right-of-way. Sentence will read: (3) to clarify the lot and yard requirements, including changing the front setback from 83 feet from the center of the road to 50 feet from the edge of the public right-of-way so that there will be consistency in this measurement:

Question, under 401 Purpose and Intent what is meant by some allowance. Chair Drew answered that some exceptions will be allowed in residential districts depending on their impact on the surrounding properties.

Page 4. Question of difference between Public and Semi-public Uses. Chair Drew answered Home businesses, places of commercial operations would be semi public. Public would mean buildings like the Town

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Offices, Library, Municipal Buildings. Definition under 1624 of proposed definitions.
Under 402 Permitted Uses, Add 402.4 Home Office and 402.5 Cottage Industry.

Amendment 3.

Page 5. No Comments

Page 6. Discussion on Accessory Dwelling Unit: The present zoning is 30% of the present dwellings gross floor space, the proposed zoning offers a maximum of 600 sq. feet. It would take a house measuring 2000 sq. ft. to qualify for a 600 sq. ft. accessory dwelling which is offered in the proposed zoning and gives a land owner more opportunity.

Under 406.1, second sentence down (see definitions 1626), be sure definition # matches with Article 16.

Amendment 4.

Page 7. Under 901 Nonconforming Lots (Lots of Record), last sentence. Change: and the lot fronts on a legal right-of-way. To: and the lot has adequate frontage per RSA 674:41.

Page 8. No comments.

Amendment 5.

Chair Drew explained that Amendment 5 deals with guidance for our Zoning Board of Adjustments.

Page 9. No comments.

Page 10. No comments.

Page 11. Suggestion to add Conservation Commission to 1004.1.4.

Under 1004.1.4, third sentence down add or Conservation Commission. Sentence will read: The ZBA may request the opinion or recommendation from the Planning Board or the Conservation Commission regarding any issues affecting a decision on 1004.1.2 and 1004.1.3.

Page 12. Question, Page 4 under 403 Uses Permitted by Special Exception, listed is 403.4 Home Occupations, what is the process for a Special Exception and who would decide? It was discussed that this could be done during Site Plan Review or under the Preliminary Consultation with the Planning Board. If an applicant wants to start a business they can come in front of the Planning Board and discuss traffic, parking, number of employees and other issues that could impact surrounding properties. By definition, it was decided to add Personal and Professional Services to the Home Occupation ordinance.

Under 1004.2 Home Occupations, discussion on the definition of Personal and Professional Services to 1004.2.1.

Under 1004.2 Home Occupations, under 1004.2.1, add to end, To include personal and professional services.

Page 13. Change numbering at top of page, change 1003.1.1 and 1003.1.2 to 1004.2.5 and 1004.2.6.

Discussion on 1004.3 Commercial and Light Industrial Uses. Under 1004.3.1 the total area associated with the use may not exceed 10,000 sq. ft? The concern was restricting the total area as 10,000 sq. ft. which is not a lot of area. An applicant can apply to the ZBA for relaxation of the ordinance providing the criteria can be met and it will not affect the surrounding properties.

Page 14. 1004 Variances, brief discussion that the proposed zoning brings the Variance section into alignment with the requirements for the State of NH.

Page 15. Equitable Waiver of Dimensional Requirements can give land owners relief if they have unknowingly made a mistake like putting a building to close to a lot line.

Page 16. No comments.

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

Amendment 6.

Page 17. No comments.

Page 18. Discussion on definitions of Home Office and Cottage Industry. It was decided not to take any action.

Page 19. Article 1616, add: Houses of Worship from the present zoning with corresponding number.

Page 20. Discussion on 1622, Personal and Professional Services, add to Home Occupations at the end of 1004.3.1.

It was suggested to change the word Establishments to Home Occupation. It was decided not to take any action.

Page 21. No comments.

Page 22. No comments.

All articles and definitions will be numbered accordingly. Second Public hearing will be held on Tuesday January 29, 2013 @ 7:00 PM at the Veterans Hall. The business portion of the Planning Board will begin @ 6:45.

5. Other:

1. Pratt Excavation Pit: Discussed the criteria set forth by the State that needed to be completed before reclamation begins. Loads of fill are being hauled from the property and an inspection needs to take place. This was all a condition of the original approval. The letter written by Chair Drew was sent to their PO Box but was returned to the Town Hall for insufficient mailing address. The Town secretary had received a new mailing address is now their physical location.

Concern is for the retention pond to eliminate erosion. The Planning Board needs to acquire a follow up from the agreed upon engineer.

Motion made by Deb Duffy to adjourn. Seconded by Vice Lewis. All in favor. None opposed. Motion carries. Meeting adjourned @ 9:05.

Respectfully Submitted

Kandace Mattson

Attachments:

1. Updated Proposed Zoning Ballot.