

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

Town of Richmond
Planning Board Public Meeting
October 28, 2014 7:30 PM Richmond Veterans Hall

Members Present:

Richard Drew, Chairman
Lloyd Condon, Secretary
Norma Thibodeau
Wes Vaughan
Butch Morin, Alternate

Members Absent:

Deb Duffy, Vice Chairman
Carol Jameson, Selectman Rep.
Jon Pratt

Meeting called to order @ 7:38.

Butch Morin seated for Jon Pratt.

1. Public:

Nothing from the public.

2. Mail:

No Mail.

3. Minutes October 14, 2014:

Page 2 Under 7, first sentence change the word Walls to Wells and remove the word and. Sentence should read: Location of buildings, sewers, wells ect:

Under 10, first sentence add a d to require. Should read: Both lots are over 5 acres and are not **required** by the State.

Under 12, first sentence correct the word constructionion.

Motion made by Wes Vaughan to accept the minutes as amended. Seconded by Lloyd Condon. Four in favor. None opposed. One abstention. Motion carries.

4. Excavation Regulations:

The updated Excavation Regulations draft of 9.23.14 is considered by the board to be in their finalized stage and ready for a Public Hearing. See updates in the minutes of October 14, 2014. Page numbers and the contents page will be checked to be sure all pages and numbers match up.

Excavation Regulations Public Hearing will be on Tuesday November 25, 2014 @ 7:00 PM located at the Veterans Hall on Rt. 32. A copy of the Regulations will be located at the Town Hall where they can be seen during regular Town Hall hours. If a member of the public would like a copy that can be provided upon request.

5. FEMA discussion:

No new progress at this time. It was discussed that with the Excavation Regulations ready for the required Public Hearing the next plan will be to start on FEMA. This will require an amendment to the Zoning for the Ballot in March 2015.

6. Master Plan:

No new progress at this time. It was discussed to work on FEMA first and then the Master Plan updates.

7. Subdivision Checklist update:

Discussion on the updated Subdivision Checklist to assure the Subdivision Regulations and the checklist match up. The Subdivision Regulation 501.4 may need to be updated on the Town website.

Subdivision Checklist (1) needs to be changed on the bottom from 1-11 to **1-13**.

Subdivision Checklist (2) regarding Plat requirements: top of page **add the number 14** to Plan to contain the following: remove all of the number 12's on the check lines to the right side of page and leave the letter. Then at the bottom change the numbers from 12A - 12V to **14A - 14V**.

8. Other:

1. Zoning Ordinance changes:

Changes voted by ballot in 2010 were not included in the reprint of the Zoning Ordinances.

Additions that will be included in the 2015 reprint will include: **407 Livestock and definitions for 407**. Adding to the end of **306 Driveways**: and **Article 4, Section 402.1 adding one dwelling unit per lot**. Under 202 Districts adding **D. Middletown District** changing Aquifer Protection to E. and Industrial District (Article 8) to F.

At this time the only Zoning Change for the ballot, **Article 4, Section 402.1** will read: Dwelling Unit per lot. Only one dwelling is allowed per lot provided topographic and soil conditions allow this lot to meet sanitary requirements for a house. Except by special exception two family residences (402.1), Multi family (403.1).

Discussion to add: **D. Middletown District**. The amendment was submitted by the Selectmen on the 2010 ballot and appeared as a two part Amendment. The first section was voted down and the second section passed. It was discussed to add the second section to the reprint of the Zoning Ordinances in 2015 as were voted on. Further discussion will happen at the next Planning Board meeting.

2. Solar recommendations to Selectmen:

Chairman Drew presented a letter of recommendation to the Selectmen on October 20, 2014 from the Planning Board in reference to a future site for a solar array. See letter as attachment to the October 14, 2014 Planning Board minutes. The location suggestion was the Map 201 Lot 5 which is town owned property and is slated to be logged in the Fall/winter of 2015-2016 under the advisement of the Conservation Commission. This would be an ideal time to clear cut a section for this purpose. With

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future plans of creating the Town Fairgrounds which was the original location before total destruction from a hurricane.

The Selectmen suggested that in the future a joint meeting between the Parks and Recreation Commission, Voluntary Energy Committee, Selectmen, Conservation Commission and Planning Board should occur. This would allow for different ideas from different committees and commissions in town. It would be ideal to have the meeting then a group site walk to look over the terrain and possible locations to put together a plan. Grants may be offered to Municipalities or South West Regional Planning Commission might be of assistance to the town.

3. South West Regional Planning Commission Quarterly Meeting:

Butch Morin representative to SWRPC attended the quarterly meeting held in Swanzey. One of the topics discussed were a Master Plan for the entire Region. SWRPC would use Master Plans from towns in the area and create a Regional Plan to help guide towns within the region.

Motion made by Butch Morin to adjourn. Seconded by Wes Vaughan. All in favor. None opposed. Motion carries.

Meeting adjourned @ 8:40

Respectfully submitted:

Kandace Mattson.

Attachments: