

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

**Town of Richmond
Planning Board Public Hearing**

November 24, 2015

7:30 PM

Planning Board Public Hearing

Members Present:

Lloyd Condon, (Vice Chairman)
Harry Brake
Norma Thibodeau
Jason MacDonald
Chris Daugherty, Selectman Rep.
Butch Morin, Alternate

Members Absent:

Seth Reece (Secretary)

Public: Sandra Gillis, John Boccalini, Jan Weeks and Jed Pequin.

Meeting called to order @7:31.

Butch Morin seated for Seth Reece.

1. Public:

No one from public

2. Mail:

Town and City Magazine November/December issue.

3. Richmond Community Development Committee:

Sandra Gillis representing Richmond Community Development Association (RCDA) presented information pertaining to the proposed Richmond 4 Corners general store site. The RCDA would like to request that the .86 acre 4-Corner store lot be zoned commercial to prevent the lot from being used only residentially. Located on the same lot is a small building which has had numerous commercial and residential uses over the years. This building will be chopped down and used for training purposes by the Richmond Fire Department and then trucked away by an outside contractor.

Gillis gave a quick history lesson on the store, photos of the original store and future vision of a new store. The RCDA presented a proposed Ordinance asking the Planning Board to present the ordinance on the Town's March 2016 ballot.

Gillis continued to explain that the ordinance is in keeping with RSA 674:17 II and the proposal are supported by the 2010 Master Plan, Section III (2).

Propose Ordinance:

"To see if the Town will vote to create a commercial/residential district consisting solely of Map 201, Lot 56, a .86 acre lot known as the Four Corners Store property, for the purpose of developing this property for commercial use as a new general store and gas station, according to design guidelines that retain and support

the town's rural character."

The RCDC requested that the board remove the word residential from the existing ordinance and per information from the NH Municipal Association (see attached) This would not prohibit the owner from living in the same building as the store or renting a portion of the building for a living space.

The revised ordinance would read:

"To see if the Town will vote to create a commercial district consisting solely of Map 201, Lot 56, a .86 acre lot known as the Four Corners Store property, for the purpose of developing this property for commercial use as a new general store and gas station, according to design guidelines that retain and support the town's rural character."

Gillis asked if there were any further questions with no response from the public or the board. After a short discussion the board decided that they should read through the proposed ordinance and make a decision at the next Planning Board meeting December 8, 2015 @ 7:00 PM located at the Veterans Hall.

4. Boundary Line Adjustment Map 409 Lot 89 & 92:

Proposed boundary line adjustment for Map 409 Lot 89 & 92 both owned by James and Roberta Lucey located 274 Lang Road. Jed Paquin from Paquin Land Surveying, PLLC located in Rindge NH had paperwork to represent the Luceys through this proposed boundary line adjustment.

At present Map 409 Lot 92 containing 9.0 acres is the Lucey's home site. The Lucey's also own a second parcel Map 409 Lot 89 containing 27.50 acres which is adjacent to their home site. The Lucey's propose a boundary line adjustment to have an additional 7.50 acres from Lot 89 added to the present Lot 92 making their home site 16.50 acres. The second proposed site Map 409 Lot 89 would consist of 20.0 acres.

The application for the boundary line adjustment is in order and two checks were submitted for the certified mailing with a return receipt and the town fee.

It was decided to hold the public hearing on the proposed boundary line adjustment at the next Planning Board meeting Tuesday December 8, 2015 @ 7:00 PM.

5. Minutes of November 3, 2015:

Page 1, under: Butch Morin was seated for Deb Duffy. Add the word position, should read: Butch Morin was seated for Deb Duffy's **position.**

Motion made by Butch Morin to accept the minutes as amended. Seconded by Harry Brake. All in favor. None opposed. Motion carries.

6. Blasting Ordinance:

Chief Ed. Atkins has been contacted in reference to the deadlines the Planning Board has to hold Public hearings for the blasting ordinance. The Richmond Fire Department wanted to wait for the Swanzey Fire Department to update their existing blasting ordinance. Land Use will continue to attempt to contact Chief Atkins.

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

7. Other:

No Other.

Motion made by Butch Morin to adjourn the meeting. Seconded by Harry Brake. All in favor. None opposed. Motion carries. Meeting adjourned at 8:20

Respectfully Submitted

Kandace Mattson

Attachments:

- 1. Richmond Development Community Association (RDCA)
Four Corners Proposed Ordinance Packet.**