

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

Town of Richmond
Planning Board Public Meeting
May 16, 2017 **7:30 PM** **Veterans Hall**

Members Present:

Lloyd Condon, (Chairman)
Richard Drew (Vice Chairman)
Harry Brake
Chris Daugherty, Selectman Rep
Butch Morin (Alt.)

Members Absent:

Seth Reece (Secretary)
Norma Thibodeau
Loreal Schmidt

Public: Darren Poirier and Jennifer Vandenberg

Butch Morin seated for Norma Thibodeau.

1. Public:

No one from public.

2. Mail:

Southwest Region Planning Commission April Newsletter. Announcement and invitation to SWRPC Annual meeting on Tuesday June 20, 2017 @ 5:00 PM located at the Courtyard Marriott in Keene, NH. Cost is \$30.00/person and Butch Morin will be attending.

**3. Preliminary Discussion Map 407 Lot 87 & 88 James Carnie:
Darren Poirier and Jennifer Vandenberg**

Daren Poirier and Jennifer Vandenberg came before the Planning Board for a non binding preliminary consultation in reference to Map 407 Lots 87 and 88. This is a 6.44 acre parcel consisting of two 3.22 acre lots subdivided in 1989 by the present owner James and Mary Carnie. Both lots have been agriculturally developed into a blueberry business for public picking. Lot 88 has a barn for storage, water well for irrigation purposes and blueberry bush's. Lot 87 consists solely of blueberry bushes.

The couple discussed in short term plans placing a semi-permanent yurt on one lot for living space when they are working on the property. The long term would be to build a second yurt on the second parcel. Yurts are typically built on wood platforms supported by simple post-and-beam systems. The board informed the potential buyers that zoning ordinance **310 Dwellings on Foundations** more specifically **310.1 that all dwelling units and additions shall be built on a permanent foundation consisting of footings and foundation walls. The building of a yurt would require the same permanent foundation.**

Test pits (3) were performed and approved in 1989 through the NH Water Supply and Pollution Control Commissions. The Board contacted the NH Department of Environmental Services and was informed that the State would require the test pits be done again on each lot. This would insure that with the addition of agricultural blueberries, barn and well that the information on the conditions hasn't changed in almost 30 years.

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The board discussed how to handle the sale and purchase of a piece of property that has been subdivided off of the main home lot and is being sold now separately. The question, where this would fall as the buyer isn't a resident of Richmond and at this time there is not a home on the property.

In 2013 the governing body of Richmond voted **Article 4 Residential District**, more specifically **402 Uses Permitted under 402.2 Agriculture**. This article references the State RSA 21:34-a and RSA 674:32-c as guidelines for this ordinance. It was a consensus of the board that the Selectmen office would contact town counsel for final interpretation of the RSA's with the proposed property falling under Agricultural use.

4. Camp Wiyaka: Update:

Information received from Jeanette Robichaud that Camp Wiyaka had decided to rent the incinerator facility unit for the summer of 2017 and it fit their needs the camp would return to discuss what is needed for a site plan for a more permanent construction.

5. Minutes of April 18, 2017:

Page 1 under 3. Camp Wiyaka. Second paragraph third line down add the word for between need and a. It should read: need **for** a basement.

Third paragraph down, third sentence change the word avertable to **ascertainable**.

Motion made by Vice Drew to accept the minutes as amended. Seconded by Harry Brake. Four in favor. One abstention. Motion carries.

6. Subdivision Regulations:

Richmond Subdivision Regulations have had minor updates to come into conformity with the New Hampshire Department of Transportation Suggested Minimum Design Standard for Rural Subdivision Streets. Changes were very basic with the updating of years, adding 911 and clarifying Appendix IV by adding a few that are now recommended by the State of NHDOT.

The original Amendments and clarifications are listed in the April 4, 2017 minutes of the Richmond Planning Board.

Additional updates:

501.4 change the requirements for copies of the plan to four.

501.13 Required National, State and Local Laws confirming to Article 6 Section 601.

501.13 were located on our checklist but not in the Subdivision Regulations, it will be added to the Regulations.

501.14 Checklist in accordance with 504.1 Record Plat.

501.14 were located on our checklist but not in the Subdivision Regulations, it will be added to the Regulations.

504.1 R. Change the Subdivision checklist to read **approximate** boundaries to match the Subdivision Regulations.

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504.1 V. Planning Board Approval Block consisting of: Date line with year, Approved as a subdivision in accordance with the provisions of RSA 674. THE RICHMOND PLANNING BOARD with signature lines for Planning Board Chairman and Secretary.

The Planning Board approval block was listed on the Subdivision Checklist but not in the Subdivision Regulations.

It was the consensus of the Planning Board to move their June 6, 2017 meeting to June 13, 2017 and hold a public hearing on June 13, 2017 to discuss and accept the changes to the Richmond Subdivision Regulations.

7. Zoning Ordinance:

A petition article was placed on the Richmond Ballot in March 2015 addressing the Richmond 4 Corner Store property:

To see if the Town will vote to create a commercial district consisting solely of Map 201, Lot 56, a .86 acre lot know 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 NH Municipal Association was contacted to give the Planning Board some guidance on how to place the article in the Zoning Ordinances. The new Commercial District is located within the already existing Middle Town District. It was suggested that it may make the most sense to create a new district heading consistent with the manner in which the Middle Town District was inserted into the Zoning Ordinances.

The Planning Board reviewed and the consensus to add the **Commercial District** to already existing **Article 8 Middle Town District**. This location seemed to make the most sense with the two Districts overlapping each other.

New Zoning Ordinance books will be printed and reviewed at the next Planning Board meeting June 13, 2017.

8. Heavy Construction Regulations, sub committee report:

Vice Chairman Drew gave an update from the sub committee on the Heavy Construction Regulation. At this time the sub committee has address:

Road piece will be monitored by the town road agent or the selectmen. Frequent Inspections (done by P/B, road agent or the Selectmen) checking to be sure all roads are passable, road quality/damage, safety on all roads (flagmen), dust control and noise (on and off site), bonding for damages.

It was suggested that the Fire or Police Chief should be involved in the safety updates. The Fire Department should be contacted for their input to assure all roads are open at all times for fire and emergency services.

The sub committee expects to have a draft copy for the board to review in July of 2017. The sub committee's next meeting will be held on June 13, 2017 @ 6:30 PM.

Minutes from the last meeting of April 18, 2017 were given to the Land Use Assistant to file with the Town Clerk.

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9. Map 412 Lot 1: Informational:

After a brief discussion it was determined that the board would meet for a non binding preliminary consultation with the applicant for Map 412 Lot 1 with the applicant's surveyor and hopefully his engineer. This non binding preliminary consultation will be solely to discuss the application and plans for a large scale subdivision. The perspective date will be June 20, 2017 at the Veterans Hall @ 7:30 PM.

Motion made by Chris Daugherty to adjourn. Seconded by Vice Chairman Drew. All in favor. None opposed. Motion carries.

Meeting adjourned @ 9:10 PM

Respectfully Submitted

Kandace Mattson