

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

August 16, 2016 **Town of Richmond Veterans Hall** **7:00 PM** **Planning Board Public Hearing**

Members Present:

Lloyd Condon, (Chairman)
Jason MacDonald (Secretary)
Norma Thibodeau
Loreal Schmidt
Harry Brake
Chris Daugherty, Selectman Rep
Butch Morin (Alt.)

Members Absent:

Seth Reece (Vice Chairman)

Public: Richard Drew, Christopher Burg and Barbara Williams

Meeting called to order @7:05 PM

Secretary Jason MacDonald was seated as Chairman until Chairman Condon's arrival.

Alternate Butch Morin seated for Seth Reece

1. Public:

Nobody from Public.

2. Mail:

No Mail.

At 7:09 Chairman Condon arrived and Secretary Jason MacDonald stepped down.

3. Lot Line Adjustment Map 405-121 and 405-116
Holman Pit and Groeber:

Motion made by Butch Morin to accept the application as complete. Seconded by Jason MacDonald. There was no discussion. All in favor. None opposed. Motion carries.

Richard Drew representative for Cardinal Surveying and Land Planning located in Keene NH filed a proposed boundary line adjustment at the Board's August 2nd monthly scheduled meeting. The proposed boundary line adjustment for Holman Contracting and Landscape Materials Inc. located on Mill Road (Map 405 Lot 121). The adjustment would add 10.7 acres from Map 405-116, increasing the total acreage of Map 405-121 to 21.6 acres. Presently Map 405-116 consists of 75 acres and is owned by Frank Groeber located at 323 Fish Hatchery Road.

Christopher Burg (Map 405 Lot 120) had concerns that the lot line adjustment would allow the additional property to automatically become commercial and a part of the existing gravel pit now operating on Map 405-121. Mr. Burg added that the gravel pit which is now in operation would prove to make an excellent building lot or two if the frontage allowed it. Mr. Burg was assured that the property at its present is considered residential and could

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not automatically become a part of the present gravel pit. The present gravel pit area was grandfathered but went through the excavation and reclamation process. It was noted that for the land to become commercial it would have to go through the Zoning Board of Adjustments and then come before the Planning Board for a site plan review. Mr. Berg's has concern for the possibility of the gravel pit being enlarged the new boundary line would run along his property and he did not want an operational gravel pit behind his home.

Barbara Williams (Map 405 Lot 130) showed concerned for the increased noise and traffic. Mrs. Williams stated that the present noise from the ATV traffic on weekends was ridiculous and that's all they hear. After looking at the map it appears that Mrs. William's line is roughly 1000 feet away from the proposed lot line adjustment. Noise and traffic didn't appear that it would be a problem coming from the adjustment.

Richard Drew enlightened the concerned land owners that the boundary line adjustment if approved opened two possibilities either to grow the excising operations as a gravel pit or allow for two building lots. If the proposed lot line was approved Mr. Holman would have to go through either subdivision process if he chose to create two lots or the site plan process if he expanded the gravel pit. Either way all abutters would be notified of the public hearing by certified mail as they were for this public hearing.

With no further questions the Planning Board set up a site walk in regards to the boundary line adjustment for Tuesday August 23 @ 5:00 PM at the Holman pit.

The Public Hearing was continued to the next Planning Board meeting on September 6, 2016 @ 7:00 PM located at the Veterans Hall.

4. Draft: Guidelines under RSA 231:158 Scenic Road:

The second draft for the Guidelines under RSA 231:158 Scenic Road was acceptable. Final copy will be made available through the Town Hall and be posted on the town website. See Attached.

5. Heavy Construction Site Plan Regulations:

Lisa Murphy from Southwest Regional Planning Commission requested being put on the Planning Board Agenda for August 6, 2016 @ 7:30 PM to discuss her findings.

6. Properties considered for bid:

After a brief discussion on the three parcels being considered going out for the bid the Planning Board had no comments.

7. Minutes of August 2, 2016:

Motion made by Butch Morin to accept the minutes as recorded. Seconded by Loreal Schmidt. Five in favor. One abstention. Motion carries.

8. Other:

1. Clarification for Richmond Zoning Ordinance Article 10 under 1001.

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Selectman Daugherty requested clarification on **Richmond Zoning Article 10: Nonconforming Uses**. More specifically **1001 Nonconforming Lots (Lots of Record)**. For clarification only a memo will be sent for the Selectman's use:

1001 Nonconforming Lots (Lots of Record): Any vacant lot in existence before March 13, 1990 that is made nonconforming by the lot and yard standards of this Ordinance may be built upon provided the setbacks can be met, that provisions for water and sewer comply with current ordinance requirements, and that the lot has adequate frontage to meet current driveway width and setback requirements.

A memo will be sent to the Selectman for their use only. See Attached.

With no further business in front of the board:

Motion made by Loreal Schmidt to adjourn. Seconded by Jason MacDonald. All in favor. None opposed. Motion carries. Meeting adjourned @ 7:53 PM.

Respectfully Submitted,

Kandace Mattson.