

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

September 20, 2016 **Town of Richmond Veterans Hall**
7:30 PM **Planning Board Public Meeting**

Members Present:

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

Members Absent:

Loreal Schmidt

Public: Richard Drew.

Butch Morin seated for Loreal Schmidt.

1. Public:

No one from the public.

2. Mail:

Southwest Region Planning Commission July Newsletter.
Letter to the Planning Board from Lisa Murphy in reference to Heavy Construction Regulations.

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

Public hearing continued @ 7:10 PM.

Richard Drew from Cardinal Surveying and Land Planning located in Keene NH represented the Lot line adjustment between Map 405 Lot 121 and Map 405 Lot 116. Map 405-112 is owned by Holman Contracting and Landscape Material, Inc., Map 405-116 is owned by Frank Groeber located on Fish Hatchery Rd. Richmond. The purpose of the hearing is a proposed Boundary line adjustment increasing the Map 405-121 from 10.9 acres to 21.6 acres.

Mr. Drew conducted a brief explanation of the boundary line adjustment. With no further questions from the board waivers requested could be read individually and voted on as one vote.

Waiver requested for subdivision regulation **501.5 Soil Overlay**. There is no new construction being proposed.

Waiver requested for subdivision regulation **501.6 regarding subdivision approval from NHWS**. No new lots are proposed.

Waiver requested for Subdivision regulation **501.7 Driveway Permit**. There are no new lots proposed.

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Waiver requested for Subdivision regulation **501.11 Construction Plans**. There are no new roads proposed.

Waiver requested for Subdivision regulation **501.14F Courses and Distances**. No survey of the remaining portion of Map 405-116, information was taken from record data.

Waiver requested for Subdivision regulation **501.14K Town Boundaries**. There are no Town Boundaries present.

Waiver requested for Subdivision regulation **501.14R Boundaries** of swamps etc. Wetlands were not delineated or located as part of this survey.

Waiver requested for Subdivision regulation **501.14S Zoning Districts**. The wetlands Conservation District was not delineated or located as part of this survey. Map 405-121 and Map 405-116 both have more than 1 ½ acres of upland.

Waiver requested for Subdivision regulation **501.14U Percolation tests, 4K area, well radius**. No new lots are being proposed and lots are over 5 acres.

Motion was made by Butch Morin to accept the waivers requested as read. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

Motion made by Butch Morin to close the Public Hearing. Seconded by Seth Reece. All in favor. None opposed. Public Hearing closed @ 7:15 PM.

With no further discussion from the board.

Motion made by Butch Morin to accept the Boundary line adjustment as presented. Seconded by Seth Reece. All in favor. None opposed. Motion carries.

Check was received from Mr. Drew for the sum of \$27.06 for the public notice which ran in the legal section of the Keene Sentinel. Mr. Drew will contact Kandace Mattson with the final Mylar to be signed and a check for \$51.00 made out the Registry of Deeds.

Chairman Condon moved 5. Minutes of August 16, 2016 next as the Planning Board had 10 minutes before the arrival of Lisa Murphy.

5. Minutes of August 16, 2016:

Page 1. Third line down, end of line: remove the 's for Condon and add and ed to arrival. Sentence should read Secretary Jason MacDonald was seated as Chairman until Charmin Condon arrived.

Page 2, under 5. Heavy Construction Site Plan Regulations: Second line down, change August 6, 2013 to September 6, 2016.

Motion made by Butch Morin to accept the minutes of August 16, 2016 as amended. Seconded by Harry Brake. All in favor. None opposed. Motion carries.

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4. Heavy Construction Site Plan Regulations: Lisa Murphy SWRPC

Lisa Murphy from Southwest Region Planning Commission discussed the Heavy Construction Site Plan Regulations, the regulations were suggested by the Regional Pipeline Coalition in February of 2016. The Coalition asked towns affected by the pipeline to consider adopting the Regulations. With the pipeline threat presently on hold the need for such regulations were questionable. The Planning Board asked Lisa Murphy to read through the Regulations to give the Planning Board some guidance with the thought that some kind of Regulations would be beneficial to Richmond in the future.

Chairman Condon passed a letter around for Board members to read from Ms. Murphy in reference to the Regulations. Ms. Murphy's first question to the Board asked what ramifications there might be for beneficial development if the Regulations were used in their present form. She continued with a second question asking the board if this was too much for Richmond and should some parts be removed?

Ms. Murphy offered a few sections for examples to demonstrate how extreme those sections were and how they could negatively affect a beneficial commercial business.

Another concern who would handle all the reports, charts, testing and the enforcement that the regulations in their present copy required? Inspections were required and the concern for who would do the inspections are of concern. Ms. Murphy also commented that she felt some sections might be illegal but that would have to be reviewed by the town lawyer.

Some sections were incomplete with lack of detail which is important for interpretation, for example: trench's. The Regulations require all trench's be lit at night. It doesn't state any particular width or depth. Finding a balance between the Regulations and what Richmond might need would be important. Ms. Murphy suggested that the board could go through the Regulations one section at a time and use only what they feel would benefit Richmond.

The discussion went on asking if the Regulations in their present form could suggest that Richmond isn't a business friendly community. This could cause a possible commercial business to look elsewhere. It's important to protect the town from large scale operations like pipelines but not all commercial business.

Environmental protection would be an area to focus on and create some kind of Regulations to include the environmental impact. Richmond sits on a aquifer which services much of Northern Richmond and surrounding towns north of Richmond.

Ms. Murphy had planned to attend a meeting in Nashua involving designing an ordinance for Zoning which might cover large scale construction such as pipelines, solar fields and windmills. She offered to share her information with the board when she returns. She added that it was important to protect the town from pipelines/large scale development.

The Board thanked Ms. Murphy for taking the time to review the Regulations and to attend the meeting in person to present some ideas and feedback to the board.

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

Selectman Daugherty was asked if the memo sent to the Selectman to help with clarification of Article 10 under

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1001 was satisfactory. Selectman Daugherty was satisfied and felt it made the Ordinance very clear.

7. Other:

1. Map 412 Lot 001:

Chrisman Condon informed the Board that Nicholas H. and Jill M. Bosonetto from 71 Prospect Hill Rd. Richmond served papers to the Board of Selectman in reference to their proposed 4 lot subdivision for Map 412 Lot 001. There is a copy of the lawsuit at the Selectman's office for anybody from the public or Board members that would like to read it.

Motion made by Butch Morin to adjourn the meeting. Seconded by Jason MacDonald. All in favor. None opposed. Motion carries.

Meeting adjourned @ 8:05

Respectfully Submitted

Kandace Mattson

Attachment:

1. Letter from Lisa Murphy from Southwest Region Planning Commission.