

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

Town of Richmond Veterans Hall
January 3, 2017 7:30 PM Planning Board Public Meeting

Members Present:

Lloyd Condon, (Chairman)
Seth Reece (Vice Chairman)
Loreal Schmidt
Harry Brake
Chris Daugherty, Selectman Rep
Butch Morin (Alt.)

Members Absent:

Jason MacDonald (Secretary)
Norma Thibodeau

Butch Morin seated for Norma Thibodeau.

1. Public:

No one from the public.

2. Mail:

Southwest Regional Planning Commission November Newsletter.

3. Zoning Ordinance, Accessory Dwelling Unit:

Discussion on changes to Richmond Zoning Ordinances Article 4, under 404, more specifically 404.3.2. The final wording for the Zoning Ordinance will read: **404.3.2 The accessory dwelling unit may be no larger than 750 Sq. feet.** This change will bring the Richmond zoning into compliance with the new State RSA 674:71 to: 73 regarding Accessory Dwelling Units.

Further discussion in reference to the additional Zoning Ordinance change was a definition regarding the word **attached**. This has been a problem in the past for the applicant interpretation varies from what the spirit of the Ordinance when it was first created by the Planning Board. It was finalized by adding “living space of the” to clarify a common wall.

In addition wording for a definition will read: **404.3.7 The Accessory Dwelling Unit (ADU) shall be attached so the principal dwelling unit. In order to be considered an attached ADU there must be a common wall between the living space of the principal dwelling unit and the ADU. Detached Accessory Dwelling Units are prohibited.**

Motion made by Seth Reece to accept the Zoning Ordinance changes for the 2017 ballot. Seconded by Harry Brake. All in favor. None opposed Motion carries.

The Public Hearing will be scheduled for Tuesday January 17, 2017 @ 7:00 PM located at the Richmond Veterans Hall. A sample of the wording will be available at the Town Hall through the Town Clerks office during regular business hours.

4. Minutes of December 6, 2016:

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Page 2, seventh paragraph down, First sentence. Change the word ligament to legitimate.

Page 3, under 4 Camp Wiyaka, second paragraph down, fourth line change the word ligament to legitimate.

Motion made by Butch Morin to accept the minutes of December 6, 2016 as amended. Seconded by Seth Reece. Four in favor. One abstention. Motion carries.

5. Heavy Construction Site Plan Regulations:

Tabled.

6. Site Plan Review Regulations and application:

Tabled.

7. Other:

1. RSA 674:39-a Voluntary Merger.

Selectman's Representative Chris Daugherty presented information on a change in the procedure for RSA 674:39-a Voluntary Merger. The RSA added **II. If there is any mortgage on any of the lots, the applicant shall give written notice to each mortgage holder at the time of the submission of the applicaion. The written consent of each mortgage holder shall be required as a condition of approval of the merger, and shall be rcorded with the notice of the merger pursuant to paragraph I. Upon recordation of the notice and each consent, the mortgage or mortgages shall be deemed by operation of law to apply to all lots involved in the merger. The municipality shall not be liable for any deficiency in the notice to mortgage holders.**

After a breif discussion it was decided to put a section on Richmonds Lot Merger application to trigger the RSA as presented by the State of NH.

2. Alternate to the Planning Board:

Richard Drew would like to volunteer his time to the Planning Board as an alternate. His lengthy service to the Planning Board in the past and his knowledge would be an assett for the Planning Board to have again.

Motion made by Seth Reece to accept Richard Drew as an alternate to the Planning Board. Seconded by Butch Morin. All in favor. None opposed. Motion carries.

3. Nicholas Bosonetto, Et Al. v. Town of Richmond Planning Board:

No new information.

**4. Camp Wiyaka: Installation of two compost toilets.
Jeanette Robichaud, Dexter Carlson**

Chariman Condon investigated the Composting toilet. He contacted Robert Tardiff Asministrator in the State of

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NH for Subsurface Systems Bureau. He's a PE (engineer) and he said that the State of NH supersedes the EPA and that if anything is piped into the system it has to have a septic system with a design and permit. If they carry water in OK but the only thing that can be dumped on the ground is gray water. Question was asked if Robert Tardiff knew that once it enters this system it's only pumped out. The response was that the Board wasn't sure how the system would be set up if it's going to be pumped on the ground (as suggested by the applicant) it's illegal and they need a septic system and a draining system. If they have a fully self contained unit then it would be different. The last contact the Land Use Assistant had with Jeanette Robichaud it was discussed that a full site plan review had to be submitted of the area where the toilets would be located. The board needs full dimensions on everything.

Motion made by Seth Reece to adjourn the meeting. Seconded by Butch Morin. All in favor. None opposed. Motion adjourned.

Meeting adjourned @ 8:20 PM.

Respectfully submitted,

Kandace Mattson.