

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

**October 4, 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)  
Loreal Schmidt  
Harry Brake  
Chris Daugherty, Selectman Rep

**Members Absent:**

Norma Thibodeau  
Butch Morin (Alt.)

Meeting called to order @ 7:32.

**1. Public:**

No one from the public.

**2. Mail:**

NH Town and City September-October issue.  
Southwest Region Planning Commission's Fall meeting and Brownfields Forum information.

**3. JL Purcell Architects: Preliminary Consultation Accessory Dwelling:**

Tom Webber from J.L. Purcell Architects located at 44 Main St. Peterborough NH asked the Planning Board for a preliminary consultation. The consultation is in regards to Article 4 Residential District under 404 Permitted Accessory Uses specifically 404.3 Accessory Dwelling Units. The property consists of 3.08 acres with existing property lines fairly close. No information on sizes of the building or distances from property lines was offered on the draft plan. The new building would be linked to the house by a 30' permanent cement walkway which would be covered by a roof to help with the weather.

Mr. Webber's client would like to take down their present dilapidated barn and construct in the same footprint a two story building. The building would consist of an apartment (roughly 600 sq. feet) for their father and the upstairs would become a studio for the owner to pursue painting. The deck and stairs to the second floor would be unheated and used only as a way to access the second floor. Second floor would have only a slap sink to rinse brushes. It is the goal of the applicant and architect to keep in harmony with the original farm house.

Both the present septic system and well will be research for size and tested to be sure it is adequate for the addition. At this time the present home has 2 bedrooms and the addition would make 3.

With the information presented to the board the consensus that the addition could be feasible once the septic was researched and found to be adequate. With no information on boundary line distances the building must stay in the footprint of the old building so as not to create any further non conforming issues concerning property lines.

Mr. Webber thanked the board for their time and will continue with the plans and apply for both the demolition permit of the old barn and building permit for the new structure.

**4. Lot Line Adjustment Map 405-121 and 405-116**

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**Signing:**

Planning Board received the final Mylar and a \$51.00 check received from applicant made out the Registry of Deeds. Mylar was signed and it will be registered on Friday October 7, 2016.

**5. Heavy Construction Site Plan Regulations:**

Lisa Murphy from Southwest Region Planning Commission hasn't contacted the Land Use office with suggestions of how a Zoning Ordinance could be worded to help cover Heavy Construction in Richmond. At this time it was the consensus of the board not to pursue Heavy Constructions Site Plan Regulations until information from SWRPC is available.

Richmond Zoning page 19, Article 9: Industrial District was created with no guiding information other than 901 Purpose. The board would like at sometime to pursue addressing Article 9 further to offer some regulatory guidance.

**6. Minutes of September 6, 2016:**

**Page 1,** top of page change September 20, 2016 to September 6, 2016.

**Page 3, under 4. Heavy Construction, second section, last sentence.** Add a second o on to. Also change the word by to be and change the question mark to a period. Sentence should read. Board if this was **too** much for Richmond and should some parts **be** removed.

**Same page 5<sup>th</sup> section down first and second sentences** change the 's on trench's to **trenches**.

**Page 4, under 1. Map 412 Lot 001, first line** change the word Chrisman to **Chairman**. Same paragraph, third line down change form to **from**.

Same page bottom of the page under Attachment 1. Change the word latter to **letter**.

Motion to accept the minutes of September 6, 2016 as amended by Chris Daugherty. Seconded by Harry Brake. Four in favor. None opposed. One abstention. Motion carries.

**7. Camp Wiyaka: Installation of two compost toilets.**

The board received a request via the Selectman's office from Camp Wiyaka in reference to the installation of two compost toilets. Jeanette Robichaud Executive Director of the Athol Area YMCA located at 545 Main Street, Athol, Ma inquired what the town may need for installation of the toilets. The toilets would be placed behind the nurse's and directors cabins located to the left hand side of the entrance driveway to the camp.

At this time Mr. Thompson from The Department of Environmental Services (subsurface division) was contacted to ask about State regulations but has not returned the call.

The Planning Board's overall consensus: that the Camp is Commercial and is open to the public serving children. The board would like Camp Wiyaka to put together a site plan addressing material used for the base, depth, size of the buildings, would they be handicapped accessible and would water be supplied for washing of hands. If so where would the water go or what would be used. Would campers be using the facilities or only adults. The board will contact Camp Wiyaka with their requests and ask them to submit a site plan.

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**8. Site Plan Review Regulations and application:**

The Board tabled the Site Plan Review Regulations and Applications until their next meeting.

**7. Other:**

**1. Map 412 Lot 001:**

Chairman Condon informed the planning board that Mr. Bosonetto legally served the Selectmen , this gave the Town until October 14, 2016 to respond to the Cheshire Superior Courts.

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

Meeting adjourned @ 8:35.

Respectfully Submitted:

Kandace Mattson

**Attachment:**