

Town of Richmond Veterans Hall
November 15, 2016 7:30 PM Planning Board Public Meeting

Members Present:

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

Members Absent:

Loreal Schmidt
Harry Brake

Public: Jeanette Robichaud (Executive Director Camp Wiyaka) and Doug Starrett (Board of Directors Camp Wiyaka)

Meeting called to order @ 7:34 PM.

Butch Morin seated for Harry Brake.

1. Public:

No one from the public

2. Mail:

Southwest Regional Planning Commission October Newsletter.

3. Camp Wiyaka: Installation of two compost toilets.

Jeanette Robichaud Executive Director for Camp Wiyaka and Doug Starrett representing the Board of Directors for Camp Wiyaka addressed the Planning Board regarding the proposed installation of two compost toilets. At this time Camp Wiyaka has sanitary facilities located off a path quite a distance from base camp. Many campers have difficulty in the nighttime going up to the bathrooms and for special needs with balance difficulties the path is impossible. To address all campers needs the camp started looking into the installation of compost toilets.

The Clivus AC, M12 is a self contained unit which consists of a pump and float switch, pump isolation chamber (PIC) with screened inlet, double union ball check valve and tank adapter. The liquid end product enters the bottom of the PIC. When sufficient liquid has accumulated the float switch engages and activates the pump. The liquid is pumped out via the drain line and thru-hull fitting to the appropriate storage vessel. The auxiliary storage vessel will be then pumped when needed.

Camp Wiyaka would fall under Article 6 Wetland Conservation District Under 601 General: The Wetland Conservation District is determined to be all land areas within seventy-five (75) feet, as measured by horizontal distance, of the high water mark of any ponds, lakes, streams and brooks or wetlands. Building size to accommodate the toilets would be 7'1" X 14'2" and would be located near the entrance driveway east of the nurse's cabin and south of the director's cabin. Lake front distance to the proposed site is 300' and the distance from the brook is 70'. The distance from the brook would have to increase from the brook to 75' which it

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appears that would not be a problem.

The Planning Board would like to move forward with a site plan review and site walk to assure all set backs and structure lay out will satisfy the Town Zoning and Site Plan Regulations. The overall consensus from the board, they would like to receive any information the State of NH may have for guidelines/recommendations or RSA's.

Land Use Assistant has contacted the State by phone and email but as of date has not returned a call. The town would like to conform to all State guidelines they may have. The board will contact the state again and if the board doesn't received information they will try the NH Municipal Association.

4. Accessory Dwelling Unit:

Discussion on Zoning Ordinance 404 Permitted Accessory uses specifically 404.3 Accessory dwelling units. The board discussed that the State of NH changed the square footage allowed for an accessory dwelling. The new minimal presently through the State of NH is 750 sq. feet. It was decided to create language for the ballot in March for Richmond to conform to the State minimal. At present under ***404.3.2 The accessory dwelling unit may be no larger than 600 square feet.*** The 2017 March ballot will read: ***404.3.2 The accessory dwelling unit may be no larger than 750 sq. feet.***

The New Hampshire Municipal Association (NHMA) located in Concord NH created guidelines/language for the towns use in reference to Accessory Dwelling Units. Richmond Zoning under Article 404 under 404.3 more specifically 404.3.4 ***The accessory dwelling unit must be located in the primary structure or in an addition to the primary structure.***

This particular article seems unclear as it was the intent of the board for an Accessory Dwelling Unit (ADU) to share a common wall and door. Richmond in the past and presently has requests from applicants to build walkways between the primary dwelling and the accessory dwelling to attach them. This is not the intent of the ordinance. After reading the recommendations for the NHMA it was the decision of the board to create 404.3.7 to help clarify the zoning presently in place. The suggestion would read: ***404.3.7 The ADU shall be attached to the principal dwelling unit. In order to be considered an attached ADU there must be a common wall between the principal dwelling unit and the ADU. Detached accessory dwelling units are prohibited.***

Discussion on adding the word attached to the Zoning Ordinances under definitions: the board decided that if 404.3.7 was added it would clear up the misunderstandings.

5. Minutes of November 1, 2016:

Motion made by Butch Morin to accept the minutes as presented. Seconded by Chris Daugherty. Four in favor. Two abstentions. None opposed. Motion carries.

6. Heavy Construction Site Plan Regulations:

Members of the board agreed that the Town of Richmond needs to regulate Heavy Construction to some extent for the health, safety and welfare of the residents. It was further discussed to work through the regulations suggestion by the Pipeline Coalition and creates regulations that would be acceptable for Richmond. The board wants to insure that if a business wanted to build our Heavy Construction Regulations wouldn't prevent them for considering our town.

Motion made by Seth Reece to continue the proposed Heavy Construction Regulations in regards to large scale commercial operations. Seconded by Jason MacDonald. Four in favor. One opposed. Motion carries.

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7. Site Plan Review Regulations and application:

At this time the Board offered some textual corrections which should be corrected when a new printing occurs. But, at this time there doesn't seem to be any major changes.

8. Other:

1. Notice of Hearing:

Attorney Hoppock filed a motion for continuance for the Cheshire Superior Court Hearing set for November 29, 2016 in regards to Nicholas Bosonetto, et al v Town of Richmond Planning Board. No further information has been received as of the date and time of this meeting.

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

Respectfully Submitted,

Kandace Mattson