

Town of Richmond
Planning Board Public Meeting
November 5, 2019 7:30 PM Veterans Hall

Members Present:

Stacie Maillet (Chairman)
Lloyd Condon, (Vice Chairman)
Doug Smith, (Secretary)
Richard Drew
Jed Butterfield (Alt.)
Butch Morin (Alt.)

Members Absent:

Jason Macdonald
Seth Reece
Doug Bersaw (Selectman's Rep.)

Public: Lisa Murphy, SWRP Commission.

Meeting called to order @ 7:30 PM.

Butch Morin seated for Seth Reece. Jed Butterfield seated for Jason Macdonald

1. Public:

No one from the public.

2. SWRPC Discussion of Commercial Zoning:

Lisa Murphy from the Southwest Regional Planning Commission agreed to meet with the Planning Board in regard to Commercial Zoning.

The meeting was held to address a request to allow more than 10,000 sq. feet for a total commercial property in Richmond without going to the Zoning Board of Adjustments for a variance. It seemed that 10,000 sq. feet does not allow much space for an entire commercial business. At this time the Zoning Board would address the increase in commercial space beyond the 10,00 sq. feet. Any business would have to go in front of the Planning Board for a Site Plan Review allowing public input at that hearing. The thought was to allow a percentage of the lot with a cap on the total amount allowed. Suggested that the present 10,000 sq. feet could be increased to 40,000 sq. feet for the total area with a cap depending on the size of the property.

The Planning Board and Zoning Board of Adjustment have been doing spot zoning for commercial properties in the residential zone allowing an increase of home commercial businesses. At present there are many Cottage Industries and Home Offices (roughly 40) but very few commercial businesses.

Some suggestions where to designate areas for commercial uses but that didn't seem like the best route as it would involve residential properties paying commercial taxes on their homes.

How to allow smaller businesses but control the size and adjust to fit the zoning, this would be

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

addressed through site plan review. There is concern to allow and adjust on individual applications, there will always be one business that pushes the line. This could be a small business that would create traffic and noise in a residential zone but has the financial backing to push for what they want. Once they've put their initial capital into the property and are successful, they will want to expand, and the question would arise if they could expand on their property. With an expansion it could become a problem for the neighboring properties. Removing the task from the ZBA to allow the site plan review there might be some conditions in the site plan review that wouldn't be favorable for the residents in the area. Would this keep Richmond as Richmond or would it get out of control.

It was suggested that Richmond make sure that everything is written into an ordinance to eliminate questions, be very clear up front what's expected and what's allowed. Make sure the Master Plan reflects and supports what the Planning Board wants to do. All zoning should be reflected in the Master Plan.

Creating a list of allowable commercial businesses and commercial businesses not allowed. All commercial businesses must be on paved road. The question was asked if the town can restrict what comes in as commercial? The New Hampshire Municipal Association may be able to answer that question, or the town attorney.

It was suggested that the increase in commercial business could allow some forms of employment for residents in town. The biggest drawback for a business coming into town there is no town water and sewer offered. That is coupled with the lack of broadband there are a few offered throughout the town but the service isn't offered throughout the entire town.

The question was asked if property in town could be double zoned. At present we allow residential and current use, could a piece of property be zoned residential and commercial? Susan Harrington contacted Mark Stetson, CNHA Assessor Supervisor for the town. His response: "We cannot assess a single parcel in multiple zones. It is not uncommon for different zones to have different acreage and frontage requirements and even different base land values. Often properties are split by different zones, in which case we assess them in the district or zone where the predominant use is located. Or if vacant, where the majority of the acreage is".

To summarize some parts, contact the town attorney to answer questions on restrictions and to vet the final ordinance. Be sure to have everything well supported in the Master Plan. Increasing the size but with restrictions to put a set number of buildings and percent of impervious surface. Buffers for neighbors 50' isn't a very large buffer when you're the neighbor. Be sure to be clear enough so that the applicant knows what is expected of them. Make the ordinance tight enough to allow landowners to know what is expected of them with minimal wiggle room. The applicant should be able to read the ordinance and have a fair idea of what they can and cannot do for both the business and the residents. The board thanked Lisa Murphy for her time and her knowledge in the area.

3. Mail:

No Mail.

4. Minutes October 15, 2019:

Page 1, under 4. Minutes of October 1, 2019, first line changes the NFIP to the **NFPI**.

Page 2, under 1. Submission Deadlines for Plats: third line down pull the word adding. Should read RSA 676:4,1(b) provided that the Planning.

Motion made by Richard Drew to accept the minutes as amended. Seconded by Vice Condon. All in favor. None opposed. Motion carries.

5. Discussion on Ballot proposals 2020:

Presently there are several items for the ballot.

1. Clarification for the NFPI in accordance with the OSI.
2. Insert into the Zoning Ordinances a clause to allow minor changes for clarification without going to ballot.
3. Ordinance to address the square footage allowed for Commercial Uses.

Monday January 20, 2020 is the last day to hold a first public hearing on adoption or amendment of Zoning Ordinances. This meeting would have to be posted 10 days in advance. This deadline allows the Planning Board November 19, 2019, December 3, 2019 and December 17, 2019 to put together their zoning changes for the March 2020 ballot. The changes in the zoning ordinance will have to be sent to the Town Attorney before the first Public Hearing.

It was suggested that for the next meeting November 19, 2019 members of the Planning Board will bring their ideas to the table for the proposed change in allowable total commercial area.

6. Planning Board Site Plan update:

The information on the NFIP will also have to be added to the Site Plan Review and Subdivision Regulations.

7. Other:

With no other business before the board. Motion made by Vice Condon the adjourn. Seconded by Doug Smith. All in favor. Non opposed. Motion carries.

Meeting adjourned at 9:08 PM.

Respectfully Submitted:

Kandace Mattson