

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

**Town of Richmond  
Planning Board Public Meeting**

**November 18, 2014**

**7:30 PM**

**Richmond Veterans Hall**

**Members Present:**

Richard Drew, Chairman  
Lloyd Condon, Secretary  
Wes Vaughan  
Butch Morin, Alternate

**Members Absent:**

Deb Duffy, Vice Chairman  
Carol Jameson, Selectman Rep.  
Norma Thibodeau  
Jon Pratt

Meeting called to order @ 7:38.

Butch Morin seated for Jon Pratt.

**1. Public:**

Nothing from public.

**2. Mail:**

October Newsletter from Southwest Region Planning Commission.

**3. Minutes October 28, 2014:**

**Page 3. Section 3. Southwest Regional Planning Commission Quarterly Meeting:** Second line pull the word Master and change were to was. Sentence should read. **One of the topics discussed was a plan for the entire Region.**

Motion made by Wes Vaughan to accept the minutes of October 28, 2014 as amended. Seconded by Lloyd. All in favor. None opposed. Motion carries.

**4. Subdivision Map 201 Lot 011:**

A quorum was not present for the proposed Subdivision. Action will take place at the next Planning Board meeting of November 25, 2014.

**5. FEMA discussion:**

The board reviewed the National Flood Insurance Program (NFIP) requirements from the NH Office of Energy and Planning who are suggesting that all towns consider joining. There is no cost to join the program the expense would be following procedure when a development is proposed. This will assure all required permits are received from Governmental Agencies both Federal and State.

The packet included a sample warrant Article for the Planning Board to place on the town ballot in March of 2015 to adopt a Floodplain Ordinance.

The NFIP would allow residents a chance to purchase insurance to cover their homes and property in the event of

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flooding. This is the only way that flood insurance can be purchased. It was noted if a home is located in a floodplain and the town doesn't join many financial institutions will not carry a mortgage on the property. This would also allow the town to apply for a percent of Federal Emergency Management Agency assistant monies when a disaster may strike.

Included in the packet is a model Floodplain Management Ordinance (10 pgs.) which will guide the Planning Board, Selectmen and other professionals through the process. A copy will be left at the Town Hall for residents to read before voting.

If the proposed Ordinance passes required language will be included in the Subdivision Regulations and Site Plan Review Regulations.

The Planning Board reviewed the special flood plain maps prepared by NFIP of Richmond and determined that estimated 15-20 homes could be affected... It would ultimately be up to the voters if they wanted to participate by exercising their vote in March.

It was the consensus of the Planning Board to move forward and put the Ordinance on the town ballot for March 2015.

**6. Master Plan:**

Nothing new, work will begin at the December meetings.

**7. Subdivision Checklist update:**

The board checked the updated Subdivision Checklist and agreed that all changes were done. Information will be forwarded to Heidi to include on the website.

**8. Zoning Ordinance changes:**

Zoning Ordinance voted on at the Planning Board October 28, 2014 meeting read: **Article 4, Section 402.1 Dwelling Unit per lot. Only one dwelling is allowed per lot provided topographic and soil conditions allow this lot to meet sanitary requirements for a house. Except by special exception two family residences (402.1), Multi family (403.1).**

Motion made by Chairman Drew to change the article to read: **Article 4, Section 402.1 Dwelling Unit per lot. Only one swelling is allowed per lot provided topographic and soil conditions allow this lot to meet sanitary requirements for a house. Two family residences (402.1) and Multi family (403.1) are allowed by Special Exception.**

Seconded by Wes Vaughan. All in favor. None opposed. Motion carries.

**9. Other:**

**1. Town Report:** All minutes will be sent to Chairman Drew and he will start working on the Boards Submission for the 2014 Annual Town Report.

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**2. SWRPC Regional Plan:** Butch Morin representative for Southwest Regional Planning Commission shared with the Board that the last meeting of SWRPC which addressed the Regional Plan will be on CD ROM. A copy will be sent to the Selectmen's office. The SWRPC Public Hearing on their proposed Regional Plan will be on December 18, 2014 @ 3:30 PM. The SWRPC picked from six towns of which Richmond was the town picked for a proposed walking path from 4-Corners to the Veterans Hall. There is a Federal Grant which will be an 80/20 share. The walking conditions on Rt. 32 don't allow for side walks and have no shoulder for pedestrian traffic. The proposed walking path would help to assure the safety of pedestrians wanting to walk from 4-Corners to the Veterans Hall. It was noted that additional paths are going to be proposed in the future on the town owned Allan Lot.

**3. Mylar for Map-410 Lots 51, 52 and 53:** Mylar was signed and will be taken to the Registry of Deeds on November 21, 2014.

Motion made by Lloyd Condon to adjourn. Seconded by Wes Vaughan. All in favor. None opposed. Motion carries.

Meeting adjourned @ 8:27.

Respectfully Submitted:

Kandace Mattson.