

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

November 1, 2016 **Town of Richmond Veterans Hall**
7:30 PM **Planning Board Public Meeting**

Members Present:

Lloyd Condon, (Chairman)
Norma Thibodeau
Loreal Schmidt
Butch Morin (Alt.)
Chris Daugherty, Selectman Rep

Members Absent:

Seth Reece (Vice Chairman)
Jason MacDonald (Secretary)
Harry Brake

Meeting called to order @ 7:32 PM.

Butch Morin seated for Harry Brake.

1. Public:

No one from the public.

2. Mail:

1. Newsletter Southwest Regional Planning Commission September 2016.
2. Cheshire County Superior Court Notice of Hearing for Nicholas Bosonetto, et al V Town of Richmond Planning Board. Date November 29, 2016 @ 9:00 AM allotted time 30 minutes. Planning Board members were encouraged to attend. (See attachment).

3. Heavy Construction Site Plan Regulations:

No information from SWRPC or Lisa Murphy in reference to a Zoning Ordinance change to address the issue of Heavy Construction Regulations. It was noted that in the September 2016 SWRPC newsletter that the meeting mentioned in the September 20, 2016 Planning Board minutes located in Nashua was geared toward regulations after the pipeline is completed and goes into operation. At this time the Planning Board would like to head toward protecting the town from pipelines/large scale development before proposed construction could begin.

4. Accessory Dwelling Unit:

Tom Webber from J.L. Purcell Architects located at 44 Main St. Peterborough NH attended a non binding preliminary consultation with the Planning Board at their October 4, 2016 meeting. The consultation was in regards to Article 4 Residential District under 404 Permitted Accessory Uses specifically 404.3 Accessory Dwelling Units. No information on the 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. Information on boundary line or wetland set backs was not offered and questions on wetlands went unanswered.

With the information presented to the board at the time the consensus that the addition could be feasible once the septic was researched and found to be adequate.

With further research the board believes that the 30'+/- walkway would not conform to Zoning Ordinance

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404.3.4, it was the spirit of the ordinance to have the accessory dwelling unit located in the primary structure or in an addition to the primary structure with a common wall/doorway. The walkway would have to be a present part of the existing home or the proposed walkway would be considered new construction. Discussion took place and many suggestions were made but the end result returned to the common wall/doorway. It was an overall consensus to have a letter drafted and sent to J.L. Purcell Architects with the final findings of the board and an invitation to return for another discussion to further explain.

5. Minutes of October 4, 2016:

Page 1, under 1. Public: change the word form to from.

Motion to accept the October 4, 2016 minutes as amended by Lori Schmidt. Seconded by Chris Daugherty. Two in favor. Two abstentions. Motion carries.

6. Camp Wiyaka: Installation of two compost toilets.

Camp Wiyaka would like to meet with the Planning Board with plans for the location, size and purpose of the compost toilets.

7. Site Plan Review Regulations and application:

Tabled until the November 15, 2016.

8. Other:

1. Eversource Tree Cutting:

Selectman Daugherty addressed complaints in reference to tall stumps and wood in the right a way along Whipple Hill, Taylor Hill and other roads in town. Daugherty will address the situation with Eversource's arborist Mr. Crane. The goal would be to meet with Mr. Crane and show him the areas that prompted the complaints.

Motion made by Norma Thibodeau to adjourn the meeting. Seconded by Lori Schmidt. All in favor. None opposed. Motion carries. Meeting adjourned @ 8:48 PM

Respectfully Submitted.

Kandace Mattson

Attachment:

1. Copy of Cheshire County Superior Court Notice of Hearing.