

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

August 2, 2016 **Town of Richmond Veterans Hall**
7:30 PM **Planning Board Public Meeting**

Members Present:

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

Members Absent:

Seth Reece (Vice Chairman)
Harry Brake

Public: Richard Drew.

Meeting called to order @7:30 PM

Butch Morin seated for Harry Brake.

1. Public:

Nobody from Public.

2. Mail:

No Mail.

3. Lot Line Adjustment Map 405-121 and 405-116
Holman Pit and Groeber:

Richard Drew representative for Cardinal Surveying and Land Planning located in Keene NH filed a proposed boundary line adjustment. The proposed boundary line adjustment is for Holman Contracting and Landscape Materials Inc. located on Mill Road (Map 405 Lot 121. The adjustment would add 10.7 acres from Map 405-116 owned presently owned by Frank Groeber located on Fish Hatchery Road.

The Planning Board has set a date of Tuesday August 16, 2016 @ 7:00 PM for the Public Hearing located at the Veterans Hall on Rt. 32 in Richmond.

4. Draft: Guidelines under RSA 231:158 Scenic Road

The board requested guidelines to standardize the procedure for Richmond Zoning Ordinance 316 Scenic Roads under RSA 231:158. A draft was reviewed by the board.

Changes: Under 3. Remove the entire last sentence.

Overall document it was requested to have the document in the same size and font.

Changes will be made a final copy will be presented to the board at their August 16, 2016 meeting.

Motion made by Butch Morin to accept the Guidelines as amended. Seconded by Jason MacDonald. All in favor. None opposed. Motion carries.

5. Heavy Construction Site Plan Regulations:

No updates.

6. Minutes of July 14, 2016:

Page 2, Under Scenic Road Site Walk Tully Book Road: First line The Board opened the public hearing. Change the word open to **continued.**
Section 6, second line down change the footage from 30' to 20' beyond the town right of way.

Page 3, under Page 3. Second line down change the word no complete to **not** complete.
Same line remove the Roe the last sentence.

Motion made by Jason MacDonald to accept the minutes as amended. Seconded by Loreal Schmidt. Three in favor. None opposed. Three abstentions. Motion carries.

7. Other:

1. Lots of Record:

Discussion on clarification of Richmond Zoning Ordinance Article 10: Nonconforming Uses, 1001 Nonconforming Lots (Lots of Record).

The question was asked what exactly the board's interpretation of adequate provision, adequate frontage and setbacks meant. The board concurred that as long as all present setbacks from neighboring boundary lines, wells, septic, public right of ways and wetlands can be met construction could happen.

Adequate frontage for example is there enough frontages to have a driveway enter the property with the required width and still have the minimum of 25' set backs for side and rear property lines from abutting properties. Adequate provisions would include the septic and well (protected radius of 75'). Does the lot have adequate space to meet septic, well and wetlands set backs (75')? The N.H. Department of Environmental Services reviews the waste water permits the Planning Board does not.

The question was asked if State setbacks are less stringent could they be used. If any deviation from the stricter town setbacks are needed the applicant would have to go before the Richmond Zoning Board of Adjustments. If all the criteria can be met for a variance to satisfy the Zoning Board of Adjustments then they can make an exception. The Zoning Board is the only body that can make that decision.

It was also added that the Board of Selectman are working to put land out for bid. Per the Selectman's policy they are to advise the Planning Board and Conservation Commission prior to the sale in case the Boards have input. The Selectman have no obligation to contact town bodies it's only a courtesy.

Planning Board will review the minutes to be sure that all information and questions are answered to help the Selectman move forward with town property going out for bid.

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With no further business before the board.

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

Meeting adjourned @ 8:25

Respectfully Submitted:

Kandace Mattson

Attachment:

- 1. Draft Copy of Guidelines under RSA 231:158 Scenic Roads.**