

**Town of Richmond**  
**Planning Board Public Meeting**  
**December 19, 2023, 6:30 PM Taylor Van Brocklin Building**  
**Final as Revised**

**Members Present:**

Doug Smith (Chairman)  
Lisa Traeger  
Kim DeMasco  
Doug Bersaw (Selectman's Rep)

**Members Absent**

Kathryn McWhirk (Secretary)  
Stacie Maillet  
Jed Butterfield (Vice Chairman)  
Karen O'Brien (Alternate)  
Lloyd Condon (Alternate)  
Joe Norman (Alternate)  
William Daniels (Alt. Selectman's Rep)

Public: Antoinette Cincotta.

Meeting called to order at 6:30 PM.

**1. Public:**

No public comments.

**2. Mail: No mail.**

**3. New Business:**

**4. Old Business:**

**a. Minutes of November 21, 2023: Final**

Motion by Bersaw to accept the final minutes as revised. Seconded by DeMasco. All in favor. None opposed. Motion carries

**Minutes of December 5, 2023: No motion until revision**

**Minutes of December 12, 2023: draft (not finalized)**

**b. Zoning Changes 2024 for ballot.**

Discussion of Solar arrays including draft definition proposed by Chairman Smith resulted in suggestions to add to the Master Plan so a more comprehensive review of a very complex issue could be performed.

Final proposed Zoning Ordinance changes.

Approved 12-5

To move on page one under TWO the section listed as FOUR on the original proposal: To Delete the word structure from Article 602.1 and Article 603 and Article 604.2 and replace it with the word **building**. In addition to add 601 General as presented.

602.1 To prevent the development of **buildings** structures and land uses on naturally occurring wetlands, which would ~~could~~ contribute to pollution of surface and ground water by sewage or any other pollutants, or cause damage to abutter's property.

603 Uses Permitted In the Wetland Conservation District, no use is permitted that would result in the erection of any **building** structure or alter the surface configuration through excavation or fill, except for normal landscaping or that is not otherwise permitted by the Zoning Ordinance except the following permitted uses:

604.2 The undertaking of a use not otherwise permitted in the Wetland Conservation District which may include the erection of a **building** structure, dredging, filling, draining, or otherwise altering the surface configuration of the land, if it can be shown that such proposed use will not conflict with the purpose and intention of Section 602, and if such proposed use is otherwise permitted by the Zoning Ordinance. Proper evidence to this effect shall be submitted in writing to the Board of Adjustment and shall be accompanied by the findings of a review by the Richmond Conservation Commission of the environmental effects of such proposed use upon the wetlands in question.

Motion made by Bersaw to change 602.1 Article 603 and Article 604.2. Seconded by DeMasco. No discussion. All in favor. None opposed. Motion carries.

In addition to change 601 General and add to page one, under TWO

601 General, The Wetland Conservation District as herein defined is shown on a map or maps designated as the "Town of Richmond Wetland Conservation District Map" and is part of the "Zoning Map" of the Town of Richmond, New Hampshire. For a detailed explanation of soil types, see "Soil Survey of Cheshire County, New Hampshire" issued June 1989, on file with the Town Clerk and Planning Board.

In addition to areas shown in the Town of Richmond Conservation District Map any other wetlands identified and **delineated by a State Board of Natural Science certified soil scientist or State Board of Natural Science certified wetland scientist** ~~by a surveyor, soil scientist, engineer, the Conservation Commission, or the Planning Board~~ are included in the Wetlands Conservation District.

Motion by Traeger to change 601 General. Seconded by DeMasco.

Discussion, to reference the Board of Natural Scientist. A Septic designer is not a soil/wetland scientist and is not allowed to delineate wetlands only a wetland/soil scientist can. No further discussion.

All in favor. None opposed. Motion carries.

Page one under THREE: remains the same to change under Article 17 Definitions, more specifically 1709 Building.

Page two under FOUR will now become FIVE on page three. To change the word " building or structure " under 1203 Building Permits Required, 1203.1. Application for a building permit, 1203.2, 1204.1, and 404 Permitted Accessory Uses, more specifically 404.3.4 . Under Article 17 Definitions, more specifically 1758 Ruins and 1760 Setback. In addition, Under Article 3 General Provisions, more specifically, 317 Cluster Development under 317.7 and 317.10.

Short discussion on having two possible openings for the ballot for the Planning Board.

Motion made by Bersaw to postpone the regular January 2, 2024, Planning Board meeting to January 9, 2024, to hold the first public hearing for proposed Zoning changes. Seconded by DeMasco. All in favor. None opposed. Motion carries.

The hearing will be held at the Veterans Hall on January 9, 2024 Rt. 32 North at 7:00 PM.

c. **Master Plan:** Copies for review by the board.

d. **Land Use Assistant Procedures.**

**5. Other:**

Motion made by DeMasco to adjourn. Seconded by Traeger. All in favor. None opposed. Motion carries.  
Meeting adjourned at 8:50 PM.

Respectfully Submitted,

Kandace Mattson