

Town of Richmond
Planning Board Public Hearing
October 3, 2023, 7:00 PM Taylor Van Brocklin Building
Final Revised

Members Present:

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

Members Absent

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

Public: Antoinette Cincotta, Steven DeMasco

1. Public:

No one from the public.

2. Mail:

NHMA 2023 Land Use Conference hand out.

3. New Business:

DeMasco asked for the floor to discuss that the November 1, 2022, minutes are not posted on the website. The agenda is but the minutes are not. The November 15, 2022, minutes and agenda are not posted on the website. In addition, there is a link in the September 20, 2022, minutes that doesn't work. Land Use Assistant will do research through the Selectman's office and be sure they are posted.

4. Old Business:

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

Conversation was introduced by Traeger in reference to Chairman Smith mentioning that he would like the Boards, Committee's and Commission's in the town go through their sections of the Master Plan. The point was discussed that there are not sections in the Master Plan, but different items addressed throughout the document. Planning Board members should be assigned to help each Board, Committee or Commission. The concern is that each Board, Committee and Commission will create a vacuum and look at it in their own little world. Chairman Smith realizes that there are not sections but that each group should go through the document and list what they have accomplished and what they would like to see in the future. Once that is done then the board can paste a document together and ask for public input.

Vice Chairman Butterfield shared that currently no discussions have taken place in direct reference to the Master Plan involving the procedure. He added that the board hasn't even looked at the document. It seems that members are already deciding before the Planning Board has had a chance to talk about the document

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and the process to review the document. Vice Butterfield suggested waiting until the Board had a plan in place.

b. Definition of Structure: Requested by Zoning Compliance Officer

Discussion that the word structure is used 86 times in the Zoning Ordinances. Structure is used under building heights, dwellings on foundations, manufactured housing, and additional areas. There are other definitions such as dwelling and shelter that seem to be confusing the definition of structure. It mentioned that the different definitions relate to different uses of structures.

The Board members will look at the Zoning Ordinances noting where structure, building and shelter are used multiple times and what the words structure, building and shelter pertain to. Each Board member should work on the word structure. It was a consensus of the Board to begin with the definition of structure used by Swanzey. The Board was asked to review and compare to Zoning Ordinances for homework.

Swanzey's definition:

Structure: Anything constructed with a fixed location on the ground or attached to something having a fixed location on the ground Items such as buildings, manufactured housing, swimming pools, sheds, gazebos, garages, docks, and boathouses are included in the definition whether prefabricated or site built. Items such as underground waste disposal systems, driveways, water wells, fences, retaining walls, gates, signs, lampposts, mailboxes, flagpoles, well coverings, stairs, walkways, and uncovered patios are excluded from this definition.

It was suggested to add, "such as" to cover items that may not be mentioned. If it's not covered then it falls under structure. There was a suggestion to add except in the floodplain. Once the definition of structure is finalized the board can go through Zoning Ordinances to be sure that everything is covered.

Wetland Conservation District:

The conversation on Structures led into the Wetland Conservation District and a suggestion that anything and everything doable in the 75 foot wetland setback should be offered. The only exceptions would be buildings and septic systems.

Vice Butterfield suggested that at some point common sense needs to come into play. Why zoning? To protect your neighbors. What you can and cannot do. If it hampers me or someone else and to assure it doesn't affect my neighbor is not much to ask. He added that ultimately, it's up to the public to decide.

The suggestion was to present the change from 75-foot to a 25-foot Wetland Buffer and market more use of a resident's land with the setback reduction.

a. Minutes of September 5, 2023: Final Revision

Motion made by DeMasco to approve the minutes of September 5, 2023, as final. Seconded by Vice Butterfield. All in favor. None opposed. Motion carries.

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Minutes of September 19, 2023: Draft

Motion made by DeMasco to accept the minutes of September 19, 2023, as amended. Seconded by Vice Butterfield. All in favor. None opposed. Motion carries.

5. Other:

Motion made by Bersaw to adjourn. Seconded by DeMasco. All in favor. None opposed. Motion carries. Meeting adjourned at 8:25 PM.

Respectfully Submitted.

Kandace Mattson