

Planning Board Meeting
7:00 PM - October 15, 2009
Land Use Office, Town Administration Building
Work Session – Conference with Michael Davis
Review of plans scheduled for hearings on November 5, 2009

Members present: Chairman John Huckins
Selectwoman Jackie Kessler
Michael Clark
David Mott
Alan Kelley (Alt)
Dawn Hatch (Alt)

Hatch said that there were no new applications received for hearings on November 5. Chairman Huckins said members had attended the first Law Lecture Series meeting. Huckins said that one thing that they learned was that the intent of whatever section that an applicant was asking for relief from should be shown on the request.

Michael Davis – Conference

Hatch said that Michael Davis had called her to confirm the conference with the Board tonight. She said she had read the memo to the Board from Ted Buczek concerning his viewing of the site and recommendations that needed to be completed to him. Hatch said that Davis asked if this letter could also be discussed tonight. Hatch said she told him yes. The Board was present until 8:00 PM waiting for Davis to show up. As Mr. Davis did not attend the meeting Hatch will send him a letter including the letter from Ted. It will be up to Davis to reschedule a meeting which should be done quickly.

Master Plan Update

Huckins said we should start working on the Master Plan update. He said where it was slow we could work on one chapter at a time. Huckins said we could each look at the Master Plan as a whole and then pick chapters to update. He said we could set the priority on which should be addressed first. He said we could do a charette. Members will read through the Master Plan to familiarize themselves. Huckins said that many of the items that the Board set to be done have been completed.

Town Center signs

Hatch said we could review what was required for the Village Center and use the same standards. Huckins said that this would make signs in this general area match. This should include lighting, location, colors, size, etc.

Work Force Housing

Kelley asked if we were locked in to work force housing. Huckins said he thought that where it was a state mandate we were. He said he had talked with Attorney Whitelaw who said we had to allow the work force housing in Town as we had adopted zoning.

Kelley asked if we could find out what communities had passed zoning and how it had been handled. Huckins said that both Rochester and Dover had excess work house units. He said Barrington had not established this type of housing. Huckins said that there was a criteria that was used to set the numbers necessary in a community. Kessler said we need to make it very clear what we intend to represent. Huckins said we need to make it clear that we do not want work force housing in the Town Center and Commercial Districts. All agreed that we needed to protect the commercial District to help with the tax base.

Huckins said that the RSA required towns to have 51% of a community available for work force housing excluding non-buildable areas. He said mixed uses, single family units, and residential units over commercial ones were allowed in the Town Center and Village District. Clark said we needed to explain the intent of the Work Force housing. He said that we could restrict residential uses in the Town Center as well as the Commercial Districts.

Huckins said that we could discuss this with Attorney Whitelaw for the best way to represent this to the public. All agreed that it was very important to inform the public of the intent of the ordinance. Huckins said that we need to make sure that people understand what the intent was to protect the commercial district from residential development. Hatch said that she would contact Attorney Whitelaw to see if she would be available on October 29 to discuss the possible changes and get ideas for informing people of the intent of the work force housing ordinance. A definition of what work force housing was would be needed.

Minutes – 10/8/2009

Huckins said that the Board was not approving minutes as soon as they should. Kelley said the minutes were fine with some grammatical changes. Hatch would like Kelley to proof the minutes and email them back to her for any changes. Mott made a motion to approve the minutes of October 8, 2009 with grammar edits, seconded by Kessler, all in favor. Kessler made a motion to adjourn, seconded by Kelley, all in favor.

Dawn Hatch, Clerk