

Planning Board Meeting
November 5, 2009 – 7:00 PM
Land Use Office, Town Administration Building
Public hearings with applicants
Public Hearing – Adopt the Natural Heritage Inventory as an addendum to the Master Plan
Work on Master Plan Update

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

Guest present: Michael Hastings – Conservation Commission
Robert McQueeney – President – Long Shore Lot Owners Association

Chairman Huckins opened the meeting at 7:00 PM. Robert McQueeney said that the Association was asking for continuance of their hearing scheduled for November 5 to January 7, 2010 as the new plan was not completed and the hearing with the Zoning Board was being scheduled for December 16 which was needed before the Planning Board could make a decision. **Kelley made a motion to continue the hearings for Charles Therriault and Long Shore Lot Owners Association until January 7, 2010, seconded by Kessler, all in favor.**

The public hearing for the Natural Heritage Inventory document to become an addendum to the Master Plan was opened.

Huckins said the Natural Heritage Inventory would be a reference for the Board to use in the process of subdivisions and site reviews. The Inventory contained a list of natural resources and identified and prioritized lands; listing the most important to be considered when a land use was proposed. It contained maps and photos giving their location. The document gives a clear understanding and appreciation of the Town's natural resources. It sets priorities for land protection along with the activities of the community and region. The Inventory is meant to be used with the Master Plan and helps make decisions on the application of grants. It supports regional resource planning.

Mott said years ago the Board had adopted the maps done by Strafford Regional Planning Commission as a reference in the Master Plan for development. Lemos said that eventually we could consider transfer of development rights. Huckins said we had discussed this but felt that we really needed to have plenty of time to do this right.

Hastings said that when the Town adopted the provisions of RSA 36.A one of the requirements was to do an index of natural resources and this document met that requirement.

Hastings said that we should try to conserve the farm lands that we have left. Lemos said farm lands were becoming a use of the past. He said the lands in this part of the country were challenging. Hastings said center pivot productions in the mid west

over the past 10 to 20 years were drawing from the aquifers and the area could return to farmlands by necessity.

Lemos said we could include community gardens as a use for more productive lands. Mott said we could reword easement language to allow this type of activity. Lemos said it was hard for New England to compete with farms in the mid west due to the land, topography, and soils.

As there were no additional questions or comments from the members or the public Huckins asked if the members were ready to vote. Kelley made a motion to adopt the Natural Resources Inventory: A Reference as an addendum to the Master Plan, seconded by Mott, all in favor.

Work Force Housing

Huckins said that there was nothing in the State requirements that mandated how long a person had to own a work force development. He said the Board wanted something included that would work in the best interest of the Town. He said upon the advice of our Attorney we should wait until after we have received the information from Bruce Mayberry which would be after November 19. We would know what we should do after the recommendations and opinion of Mayberry were received. This information would come from Cynthia Copeland, Strafford Regional Planning Commission. Mott said that we had not done the footwork on work force housing. He said we should build on the awareness of what we need and want to protect.

Section 4.2.1 – Standards for the GR and NR Districts

1. Reword: In the GR and NR districts the minimum lot size for one dwelling unit is 80,000 square feet that must contain at least 40,000 square feet of contiguous upland soils

2. Reword: For additional one (1) bedroom dwelling unit under a common roof, the minimum standards cited in Paragraph 1) above shall be increased in the following proportions. Minimum lot size shall be increased by 40,000 square feet and upland soil shall be increased by 15,000 square feet. Any dwelling unit created under this provision may contain a total of no more that two additional habitable rooms (such as a kitchen and living room), in addition to a bedroom. No additional habitable rooms may be crested in said dwelling units at any time in the future.

3. Reword: For each additional dwelling unit under a common roof containing two (2) or more bedrooms, the minimum standards cited in Paragraph 1) above shall be increased in the following proportions. Minimum lot size shall be increased by 80,000 square feet and the area of upland soils shall be increased by 35,000 square feet.

Huckins said that Surveyor Joel Runnals said an acre of upland soil would be the average. Huckins said that upland areas were not always square. Lemos said seldom would 80,000 square feet be enough; lots meeting these requirements would need to be larger. Mott spoke of a case in Milton where the lot size was increased to meet this requirement. Huckins said that he felt that what we were using now had worked. Mott said other towns were doing the same thing as we were proposing.

Mott said that Steve Oles had stated that what we were requiring in # 2 would exceed the state requirements. Lemos said it would protect the Town. He said we had to think as planners not surveyors who designed projects. Mott said we would not need to increase the lot size just require additional 40,000 square feet of upland soils. He said this could be the same in all zones. It could be considered snob zoning and would not qualify as work force housing. Lemos said this had been used for all districts for single family with a second unit. He said as it existed we should not change it.

Huckins said that requiring 120,000 square feet created more sprawl. He said the 40,000 could be contiguous but the additional 15,000 would not have to be. Mott said that Milton had 2 acres with 63,000 square feet upland that did not have to be contiguous.

Mott said Oles felt that the changes would be back door zoning. Again, Mott said Oles had stated that the requirements were way above that the State required. Hatch said she did not support the additional lot size as a requirement for multi-family as she could not see the need for it. If a person wanted extra land so be it but it did not serve any purpose except to require larger lots.

Lot line revisions

Members agreed that what Attorney Whitelaw had put together was what we were trying to do with lot line revisions. Whitelaw represented 2 different scenarios that the members supported.

Master Plan Update

Huckins said he thought that we should hold off on the Transportation Chapter until after the population census was completed. He said that economic conditions were areas that we had not addressed. Hatch made copies of the Vision For Barrington and Issues Identification Summary so everyone could check off what had been completed and what needed work and what each felt was his/her priority. Huckins said we should use these and come to the meeting next week ready to discuss Chapter 6, Economic and Fiscal Conditions as this would be a good place to start. Lemos suggested talking with Cleveland Horton who had been chairman of the Economic Development Committee for his input. He said we could ask him to attend a work session to listen to his ideas.

Impact fees for the proposed high school

Huckins said there had been a meeting of the high school building committee last week. The statement was made that there might not be enough land to build a school on the middle school site due to wetlands. Mott said he had been on the site and there were wetlands between the middle school site and where the high school was planned. Beyond that section there had been enough soil to locate a high school. The cost of the building would be 25 million. The proposal was scheduled for 2014.

The next meeting of the Board will be held on November 12 to continue to work on the proposed zoning changes and Master Plan Update. The meeting adjourned at 9:00 PM, motion by Kelley, seconded by Kessler, all in favor.

Dawn Hatch, Clerk