

**TOWN OF LYNDEBOROUGH  
PLANNING BOARD**

**WORK SESSION MINUTES: March 4, 2010**

**LYNDEBOROUGH MEMBERS PRESENT: Chair Bob Rogers, Vice Chair Tom Chrisenton, Bill Ball, Tracey Turner, Mike Decubellis, Bret Mader, Selectmen's Representative Arnie Byam and Alternate Larry Larouche.**

**\*\* The work session and regular Planning Board meetings were not held in February.**

**ANNOUNCEMENTS:**

Bob Rogers began the meeting at 7:30 p.m. and said that he would hold announcements for later in the meeting.

**INFORMATION**

**Discussion on proposed warrant article for "Taxation of Farm Structures and Land under Farm Structures"**

B. Rogers told those present that copies of this warrant article were available for their review.

Because T. Chrisenton had brought this legislation to the Board's attention, he explained amendment (Section 79-F). He said that it prevents assessors from taxing farm buildings at residential prices. He gave an example of a farm owner in Orford who received an excessively high assessment on his property for a view tax as well as his barn that was located across the street from his residence. He said that with this legislation, the land under qualifying farm structures is appraised at no more than 10% of its market value but it must have a minimum of 10 contiguous acres of open space land. The land under the barn or other farm structures being used for agricultural purposes will be evaluated as Current Use property. If the barn is converted to some other use, a penalty fine would be instituted.

Don Anderson asked whether there would be a loss of revenue for the town, if this warrant article was adopted. T. Chrisenton replied that it would be a net gain for the town because it would allow residents to build barns without the concern of a higher assessment. It would also encourage prospective buyers (horse owners) to purchase land and construction a residence, a barn and other outbuildings. These new structures would be a source of tax revenue for the town.

## **Planning Board**

**3-4-10**

Mr. Anderson asked if all the members of the Board were in favor of this warrant article. The Board responded that they were.

### **Discussion on proposed warrant article for the renewal of the “Growth Management Ordinance”**

B. Rogers explained that this warrant article was to renew the Growth Management Ordinance for another four years. After reviewing the ordinance in 2009, the Planning Board agreed not to make any changes to the document. B. Ball also noted that the Town Report showed only one building permit was issued for new construction during 2009.

### **OLD BUSINESS:**

#### **Southwest Regional Planning Commission**

T. Chrisenton asked M. Decubellis if he had an update on Southwest Regional Planning Commission. M. Decubellis answered that he had tried to make contact with the organization but has yet to receive a response. He agreed to call them again.

#### **Rose Farm Road**

B. Ball stated that Brandon Greene, as a condition to his recent three (3) lot subdivision approval, was to contact the Town office and request a warrant article for the March 2010 election to see if the town would accept Rose Farm Road as a public road. A warrant article on this issue was not placed on that ballot. The Board agreed that a letter should be sent to Mr. Greene notifying him that he is not in compliance with the conditions of approval. B. Rogers said that he would draft a letter and send it to Mr. Greene.

#### **Work force housing**

B. Ball said that he was unable to attend the workshop on Work Force housing which was held at the Milford Town Hall in February because of a WLC School Budget meeting.

### **NEW BUSINESS:**

#### **Wind turbines**

B. Rogers told the Board that he had received an e-mail on February 26th from Howard Quin of Howard Quin Consulting LLC who was inquiring as to whether or not the Planning Board had been approached by developers who were interested in building wind turbines in Lyndeborough. Mr. Quin wrote that he was working with a number of developers who might be interested in this type of site. B. Rogers sent a reply stating that the topic had had come up once or twice in discussions but, at this time, no formal plans have been presented to the Planning Board. Mr. Quin also asked whether there were any

zoning or conservation land issues that would prevent development. Again B. Rogers responded that the Board would have to see a specific proposal to determine if there were any zoning or conservation issues and made a suggestion that Mr. Quin schedule an appointment to discuss any potential plans.

After a brief discussion, the Board agreed that the issues of wind energy and work force housing should be topics to be investigated during 2010. B. Ball agreed to look into a proposed work force housing ordinance developed by the Town of Sharon.

**MINUTES:**

**Review of minutes for January 21, 2010**

T. Chrisenton made a **motion to accept the minutes of January 21, 2010, as written.** T. Turner seconded the motion and the vote in favor of acceptance was unanimous.

**ADJOURNMENT:**

T. Chrisenton made a **motion to adjourn the meeting at 8:00 p.m.** T. Turner seconded the motion and the vote in favor of adjournment was unanimous.

**The next regular meeting will be held on Thursday, March 18<sup>th</sup> at 7:30 p.m. The next work session will be held on Thursday, April 1<sup>st</sup> at 7:30 p.m.**

**Pauline Ball  
Clerk**

**Approved by the Planning Board on April 1, 2010**