

**TOWN OF LYNDEBOROUGH
PLANNING BOARD**

WORK SESSION MINUTES: September 2, 2010

LYNDEBOROUGH MEMBERS PRESENT: Vice Chair Bret Mader, Bob Rogers, Bill Ball, Tracey Turner, Mike Decubellis, Selectmen's Representative Arnie Byam and Alternates Larry Larouche and Julie Zebuhr.

Meeting began at 7:30 p.m.

ANNOUNCEMENTS:

B. Mader announced that he had received an e-mail from B. Ball stating that he was resigning as a Full member since his term had expired in March and that he would be willing to serve in an Alternate's position, if it pleased the Board.

Giving personal reasons for not being able to complete another three year term as a Full Member, B. Ball said that this will give an Alternate member a chance to step up to a Full member position. He thought that Alternate Larry Larouche (**not present at the time**) was next in line, if he was amenable.

B. Mader thought that the only procedure needed was to notify the Selectmen's office of the changes in the membership.

B. Rogers made a **motion, with great reluctance, to accept the resignation of Bill Ball as a Full member with the request to the Board of Selectmen for his appointment as an Alternate.** T. Turner seconded the motion. All members of the Board voted to accept the resignation with the exception of M. Decubellis, who voted nay.

B. Mader said that he would contact L. Larouche to see if he was interested in stepping up from the Alternate position.

OLD BUSINESS:

Work Force housing

B. Mader distributed copies of information on work force housing for two towns (Londonderry and Windham) which he acquired on the internet. Although the information was limited, he determined that towns should consider adopting a work force housing ordinance or be subject to a potential lawsuit from a developer seeking Planning Board approval for this type of project, sometime in the future.

(Larry Larouche, having arrived, took his seat on the Board)

B. Ball concurred and said that at the July 1st work force housing presentation given by Dwight Sowerby, it was suggested that an ordinance be drafted and presented to town counsel for review. He also remembered a suggestion to look at the type of zoning developed by the town of Amherst.

B. Mader pointed to the data sheet showing area town status concerning work force housing. The towns of Bedford, Brookline and Hollis are preparing an ordinance. Other towns such as Merrimack, Milford, Mont Vernon, Hudson and Wilton are not. It appears that the towns of Amherst, Bedford, Merrimack, Milford, Hollis and Hudson already have an existing multifamily housing zone.

B. Ball said that he would visit the Amherst town hall and see what information he could gather on this issue.

B. Rogers voiced his concern and concerns from other residents about getting legal advice from someone who will be impacted by that legal advice. He stated that a resident of the town of Lyndeborough should not be the person giving us legal advice on a zoning issue, even if it's good legal advice. T. Turner agreed that there is the potential for a conflict of interest. She suggested that the Board look at this advice but also review other sources. She thought that any concerned citizen should be able to come forward and share their expertise on a certain issue. Referring to the discussion at the July 1st work session, B. Ball thought that the presentation was given as a concerned citizen and not as town counsel, although it was stated at the time of the discussion.

T. Turner told the Board that she has not had an opportunity to contact the Local Government Center (LGC) for information and will have it for the next work session.

B. Rogers made a **motion to continue this topic until the next work session on October 7th**. B. Ball seconded the motion and the vote in favor of the continuation was unanimous.

Update on tree trimming on Scenic roads....PSNH

B. Mader asked B. Ball to give an update on his drive through with PSNH representative, David Crane. B. Ball explained that he traveled with Mr. Crane on the scenic roads that were listed at the August public hearing to determine which trees were marked for removal. He said that he was satisfied with the ones chosen to be taken down. He said that Asplundh Tree Service, recently, did some work on Crooked S Road and they chipped the trimmings as they went along. He said that there were a number of large limbs that overhang the road that were suppose to be cut but have not been taken down. A. Byam said that one crew is scheduled to be in the area until December.

NEW BUSINESS:

Capital Improvement Plan meetings

Clerk P. Ball told the Board that the CIP committee would be holding their first meeting on Wednesday, September 8th at 7:45 p.m. in Citizens Hall to begin the process of reviewing the town department's budgeting needs.

MEMBERSHIP:

T. Turner made a suggestion that each Planning Board member come up with names of three potential candidates so that the Board of Selectmen will have a list to choose from when an opening occurs.

B. Mader, at this time, explained to L. Larouche that B. Ball was stepping down and as senior Alternate; he was eligible to become a Full member.

MINUTES:

Review of minutes for August 5, 2010

B. Rogers made a **motion to accept the minutes of 8-5-10, as written**. M. Decubellis seconded the motion and the vote in favor of acceptance was unanimous.

ADJOURNMENT:

B. Rogers made a **motion to adjourn the meeting at 8:15 p.m.** A. Byam seconded the motion and the vote in favor of adjournment was unanimous.

**The next regular meeting will be held on Thursday, September 16th at 7:30 p.m.
The next work session will be held on Thursday, October 7th at 7:30 p.m.**

**Pauline Ball
Clerk**

Approved by the Planning Board on September 16, 2010