

**TOWN OF NEW BOSTON
NEW BOSTON PLANNING BOARD
October 11, 2016**

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2 The meeting was called to order at 6:30 p.m. by Planning Board Chairman Peter Hogan.
3 Present were regular members Mark Suennen, David Litwinovich and Ed Carroll, and ex-officio
4 Joe Constance. Also present was Planning Consultant Mark Fougere and Planning
5 Assistant/Recording Clerk Valerie Diaz.

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7 Present for all or part of the meeting was School Board member Bill Schmidt.
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9 **Continued Discussion, re: Master Plan Update**

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11 Mark Fougere indicated that he would have the Housing Chapter update completed for
12 the next meeting.

13 Mark Fougere stated that he had sent out information regarding Zoning Ordinance
14 updates. He explained that the State statute regarding accessory dwelling units, (ADU), had
15 changed and communities were required to allow ADUs. He noted that the Town of New
16 Boston did allow ADUs; however, a few changes needed to be made, i.e., new statute references,
17 amend the definition of an ADU and insert the requirement that a door exist between the two
18 units. He noted that the Zoning Ordinance contained a provision that prohibited ADUs in Open
19 Space developments. He stated that he was unsure if that needed to be changed and advised that
20 he was waiting to hear back from Bill Drescher, Esq., on this matter.

21 Mark Fougere provided the Board with a 55 and over community draft ordinance. He
22 indicated that he had relied upon an ordinance from another town and tweaked it. He stated that
23 the ordinance allowed the following:

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- Persons 55 years of age and older to reside in the community;
 - One unit per acre with a minimum of ten acres and 50' of frontage;
 - One or two-family units required a 50' setback from the right-of-way;
 - Three or four-family units required a 100' setback from the right-of-way; and
 - Additional landscaping along the right-of-way if necessary.
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31 Mark Fougere asked the Board to consider whether or not they wanted to place a limit on
32 number of 55 and over communities in Town. Ed Carroll asked if Mark Fougere felt that placing
33 a cap on the number of 55 and over communities was appropriate for New Boston. Mark
34 Fougere commented that the matter could be addressed in the future by proposing to remove the
35 ordinance if there was an issue.

36 Joe Constance asked Mark Fougere to list towns that were similar to New Boston that
37 had 55 and over community ordinances. Mark Fougere stated that the Town of Henniker, the
38 Town of Hollis and the Town of Amherst had 55 and over community ordinances. Joe
39 Constance asked which communities had existing facilities. Mark Fougere stated that he could
40 put a list together.

41 Joe Constance commented that he felt New Boston would be inconvenient for a 55 and
42 over community. Mark Fougere believed that the east side of Town was convenient for
43 commuting to the City of Manchester and the Town of Bedford.

44 Mark Fougere asked the Board to review the information he provided for further
45 discussion at the next meeting.
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Continued Discussion, re: Master Plan Update, Cont.

Mark Fougere stated that in reviewing the Town's Zoning Ordinance he came across the section "Destruction of Property" and noted that currently the Town allowed a property owner one year to rebuild following the destruction of the property caused by a fire. He added that the Building Inspector could grant a six-month extension. It was his experience that eighteen months was not always enough time to rebuild and asked if the Board wanted to consider changing the timeframe to rebuild to two years. Mark Suennen advised that a home on LaBree Road had burned a few years ago and the neighbors had concerns that it was taking over eighteen months to address. Mark Fougere noted that in instances where the destruction of the property was deemed suspicious it could take forever to repair the damage because of the bureaucratic process.

The Chairman asked for any questions and/or comments; there were no questions or comments.

**MISCELLANEOUS BUSINESS AND CORRESPONDENCE FOR THE MEETING OF
OCTOBER 11, 2016**

1. Approval of the September 13, 2016, meeting minutes with or without changes. (distributed by email)

David Litwinovich provided a copy of three typographical changes to the Planning Assistant.

Mark Suennen **MOVED** to approve the September 13, 2016, meeting minutes as amended. Joe Constance seconded the motion and it **PASSED** unanimously.

2. Distribution of the September 27, 2016, meeting minutes, for approval at the October 25, 2016, meeting, with or without changes. (distributed by email)

The Chairman acknowledged receipt of the above-referenced matter; no discussion occurred.

3. Letter received September 29, 2016, from Lynn Strong to the New Boston Planning Board, re: Request to extend conditions subsequent deadline of September 30, 2016, to September 30, 2021, for the Board's action.

Mark Suennen asked if the condition subsequent deadline had previously been extended. The Planning Assistant answered yes and noted that the deadline had been extended in 2011.

The Chairman stated that the abutters had not had any issues with the previous extension and that the application was straightforward and allowed the applicant to expand her business when she was ready.

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**MISCELLANEOUS BUSINESS AND CORRESPONDENCE FOR THE MEETING OF
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Joe Constance **MOVED** to grant the conditions subsequent deadline of September 30, 2016, to September 30, 2021, for Lynn Strong, Strong Beginnings Learning Center, Tax Map/Lot #3/49, North Mast Road, New Boston, NH. David Litwinovich seconded the motion and it **PASSED** unanimously.

The Chairman acknowledged audience member Bill Schmidt and asked if he had any comments or questions for the Board. Bill Schmidt advised that he was a School Board member and asked if the Board was considering allowing 55 and over communities in Town. Peter Hogan answered yes. Mark Suennen added that the Board was allowing and encouraging 55 and over communities in Town in an effort to discourage single-family homes with children that would attend the schools and affect the taxes. Bill Schmidt indicated that he had heard a lot of people talking about 55 and over communities and commented that it was cool to see that it was happening.

Bill Schmidt asked if there were any reasons people would not want to have a 55 and over community. Ed Carroll answered that in order to construct a 55 and over community a developer was needed that was interested in the project.

Mark Fougere added that he would be speaking with Bill Drescher, Esq., with regard to the content in the Sign Ordinance.

Mark Suennen **MOVED** to adjourn at 6:52 p.m. Joe Constance seconded the motion and it **PASSED** unanimously.

Respectfully submitted,

Minutes Approved: 11/22/2016

Valerie Diaz, Planning Assistant/Recording Clerk