

Planning Board Minutes 10/30/06

Contributed by Lisa Fellows-Weaver
Tuesday, 17 April 2007

Planning Board

Minutes

October 30, 2006

Official as of March 12, 2007

Acting chair Alden Dill calls the work session to order at 7:13 p.m.

PRESENT: Acting Chair Alden Dill, Joann Bailey, Alternate Lucy Edwards, and Alternate Nikki Roy, Board Administrator Linda Smith, and Town Planner Elaine Planchet. Eric Reitter arrives at 7:45.

VOTING DESIGNATION: Alden Dill, Joann Bailey, Lucy Edwards, and Nikki Roy, Eric Reitter.

ABSENT: Vice Chairman Robert Jozokos, Selectmen Representative Ken Witham, Robert Fletcher, Alternates Scott Martin and Victoria Parmele.

Public Present: Dave Copeland, assistant building inspector, is present to bring building department concerns to the planning board.

Detention Ponds: There is concern with mosquitoes. A discussion is held regarding a way to have the detention ponds drain quicker. There is also a danger with open water and the potential of drowning.

Certified Plot Plan: A discussion is held on certified plot plans, noting that if they are required, discretion will be taken away from the code enforcement officers. Mr. Copeland states that it would make their jobs easier.

Nonconforming Lots: Mr. Copeland explains that it has been difficult in the building department with the increased activities for the non conforming lot acreage change and with the ZBA approving approximately 99% of the applications they receive. He suggests going back to a one acre lot size. Ms. Roy expresses concern and the need to have septic system and entire well radii on the lot. Mr. Copeland adds that he sees many lots between 1 and 2 acres that would fit within the criteria. He explains that many accessory structures they see would not impact septics. He explains that he feels the ZBA's current opinion of a non conforming lot is that if you can get a septic system on the lot, the variance is approved.

A discussion is held relative to the planning board's concern for public safety, including to protect drinking water and lake protection. Further discussion is held regarding the well radius. Mr. Dill asks whether there was anything else the planning board could do to make it easier for code enforcement. Mr. Copeland replies lot size and notes that 20-25% of the cases would be okay if the lot size was reduced to an acre. Mr. Dill mentions that the lots on Harvey Lake, where a lot of the activity is occurring, were never intended to be year round residences. Ms. Edwards states that she is willing to listen to any ideas and agrees there is concern; yet there is a basic philosophical difference with the ZBA over the whole public safety issue.

Small Business: A discussion is held regarding small business and making the process easier for people to have businesses in their homes. Mr. Copeland gives an example of a person who sells Avon. He states that they may have more traffic than a neighbor who would like to sell chairs; a sign would be put up and if so, then the homeowner would need to go through the site plan review process.

Fees: Two fee issues are discussed that the planning board feels are the responsibility of the selectmen, through their general ordinances: building permits older than 18 months old and to charge an administrative cost to review; and how the elementary school is exempt to fees being charged and Coe-Brown is not.

Sprinkler Systems: Mr. Copeland explains some of the information he received at a residential sprinkler seminar he attended with the fire captain and planning board chair. He suggests that residential sprinklers could be considered in areas like the Gulf; the sprinklers are not designed to save homes but to save lives.

Mr. Reitter arrives 7:45 and will now chair the meeting.

Further discussion is held and it is suggested that the fire department work on noting response times to tie into insurance areas.

Mr. Copeland states he feels the public perception is that the planning board should present a clear direction what is expected of applicants. Mr. Reitter briefly describes the role of the planning board in relation to what applicants present, the regulations, etc. He adds that it is all a balancing act.

Lighting: Mr. Dill asks about the wording for lighting and if "dark sky light" is correct.

Plans: A discussion is held regarding plans. Mr. Copeland suggests there be a way to summarize major points when a project is finalized. He explains that they finally found something on the plans that they were looking into for Hannaford. Ms. Smith replies that the building department should always start with the signed plans to find the necessary information. Mr. Copeland states that they were looking for specific hours of delivery. He adds that they are now looking to see if there were any restrictions on deliveries being required to be made from Rte 4.

Ms. Roy asks what the planning board could do to support the building department to strengthen their position. Mr. Copeland replies that he has been told that the town can't afford to take anyone to court. He adds that 50% of code enforcement issues are neighbor vs. neighbor; 20-25% is relative to going through old files.

Non-Conforming Lots: Nonconforming lots and ZBA approvals are discussed.

Mr. Reitter states that Northwood Lake is the end receiver of drainage for all town water bodies except for Bow Lake in that all the other water in town flows into it. It is important to keep it clean; the town needs to protect the drinking water. The general impression of the planning board is that they do not want to change the language because the ZBA is approving everything. Ms. Smith states that she will work with the building department to better assist applicants without having the code enforcement do the work for them. More coordination among various town departments will improve efficiency, especially technical review, etc. Mr. Copeland feels that this is a good idea.

Shoreland Protection Act: A discussion is held regarding 50' shoreline setbacks. Mr. Reitter states that there is discussion at the state level to change the setbacks statewide to 50 ft. Mr. Reitter adds that it is also being proposed to be applied to smaller rivers and streams, statewide.

Appointment of Member:

Ms. Smith states that she has not received any new letters of interest since the last meeting. Mr. Reitter confirms that there are three: Ms. Edwards, Mr. and Ms. Carette. Ms. Carette is present and states that her husband is no longer interested. She states that she would prefer that the board appoint Ms. Edwards who she believes is more qualified and that she would be happy to be an alternate, which would give her an opportunity to learn.

Ms. Smith notes that previously there were letters of interest received for alternate positions and at that time the board was not appointing any new alternate members; however, would keep the letters on file. She adds that this recent notice was posted specifically for a full member.

Two individuals had expressed interest as alternates in the spring and were told their names would be left on file. The letters from Roger LeClerc and Michael Travis were read by Mr. Reitter.

Ms. Roy notes that Ms. Carette has been to 3 meetings since expressing her interest. Mr. Reitter notes that the notice for a regular member position was posted in the Suncook Valley Sun, post office, and town hall. Mr. LeClerc and Mr. Travis did not show an interest in the regular position. Ms. Carette has shown an interest and has attended 3 meetings of the board so far. Eric Reitter makes a motion to appoint Lucy Edwards as a full member to the planning board with a term to expire, March 2007. Second by Nikki Roy. Motion passes; 5/0. Alden Dill motions to appoint Joanne Carette as an alternate member, to fill Lucy Edwards's position, with a term to expire in March 2009. Joann Bailey seconds. Ms. Roy asks about voting for alternate members. Ms. Planchet states that she has spoken to a legal representative at the Local Government Center (LGC) and there should be 7 voting members and alternates can be a part of the 7 members. Motion passes unanimously; 5/0.

ORDINANCES:

Certified Plot Plan: Ms. Planchet will draft language for the certified plot plan should the setbacks be diminished.

Sidewalks: Mr. Reitter states that Underwood Engineering is still reviewing.

Impact Fees: Mr. Reitter states that impact fees will probably not occur this year as the school won't have a figure.

Lot coverage: Mr. Reitter states that the board will propose the same as last year.

Large Scale Retailers: Mr. Reitter states that the board will propose the same as last year.

Open Space: Ms. Roy suggests that a member from the conservation commission promote an open space change; changing open space lot from 1-1/2 acres to 1 acre. A discussion is held regarding that the town has not seen a standard subdivision in years so the change in open space size is not really needed as an incentive. Mr. Copeland points out that with smaller lots, variances may be needed for setbacks.

Capital Improvement Plan: Mr. Reitter states that the CIP needs to be updated. He requests that letters be sent out to departments.

Master Plan: Ms. Edwards notes that in the Development Ordinance, the 1998 Master Plan is referenced under purpose instead of the 2004 Master Plan; Section 1.02 (H).

Lamprey River Watershed Survey: Mr. Dill states that the town should have a copy of the results for the survey.

Water Resources Committee: Ms. Roy states that Jim Hadley has provided a handout about protecting groundwater. After discussion, the planning board consensus is that it is premature, considering the work of the water resource committee.

Planners Report:

Ms. Planchet mentions that Ms. Beaulieu has asked whether they could use the same surveyor to do the borings analysis on their road for the condition of approval that the Gardiners used in 2005. The board agrees it should be an engineer.

Ms. Planchet states that November 14, 6:30 p.m. Bob Jozokos was to meet with the selectmen regarding the memorandum of understanding with SRPC and he is unable to attend. Ms. Roy and Ms. Planchet will now attend.

ADJOURNMENT:

Alden Dill makes a motion, second by Joann Bailey, to adjourn at 9:00 p.m. Motion passes unanimously; 5/0.

Respectfully submitted,

Lisa Fellows-Weaver
Board Secretary