TOWN OF DUNBARTON, NH
PLANNING BOARD MEETING MINUTES

April 17, 2019, 7:00 p.m. at Dunbarton Town Offices

IN ATTENDANCE: Chairman Ken Swayze, Vice Chairman George Holt, Jeff Crosby, Chuck Frost, Brian Pike, Ex-Officio Mike Kaminski, P/Z/B Department Administrator Donna White

BUSINESS:

1. Approval of Minutes: Brian Pike made a motion to approve the minutes of March 20, 2019 as written; George Holt seconded the motion. All in favor.

2. Election of Officers:

   Chairman – Mike Kaminski nominated Ken Swayze to remain Chairman; George Holt seconded the motion. Mr. Swayze accepted the nomination. All were in favor.

   Vice Chairman – Mike Kaminski nominated George Holt to remain Vice Chairman; Chuck Frost seconded the motion. Mr. Holt accepted the nomination. All were in favor.

   Secretary – George Holt nominated Chuck Frost to be Secretary; Mike Kaminski seconded the motion. Mr. Frost accepted the nomination. All were in favor. Mr. Kaminski informed Board members that Alison Vallieres had offered to fill the Secretary position, and the Board should keep this in mind in the event Mr. Frost is unable to serve for some reason.

3. Correspondence: None

4. Selectmen’s Office Report: Mr. Kaminski said he had a couple of informational items. 1) The Selectboard is reviewing courses of action regarding a 2004 subdivision where the bounds were never set, and the Town has $1,600 on deposit as escrow. He said the Board is pursuing new legal counsel and will pursue legal options on this matter once a decision is made. Mr. Kaminski said this will be addressed this year. There was brief discussion about the current cost of setting the bounds. 2) The Selectboard received a letter from the board of surveyors regarding the way the Town does subdivision bounds. Mr. Kaminski said he spoke with town counsel a couple of months ago, and the attorney felt he could defend the Town’s requirements but also suggested that they be reviewed in the Subdivision Regulations. He said this is a work in process, part of the ongoing review of the Subdivision Regulations. Donna will be gathering information on the
subject.

5. **Planning/Building Department Report:** 1) Planning Board outstanding plans: lot line adjustments for Nault, Johnson/Kaminsky, and Dunbarton 88, LLC. 2) Mike Kaminski acknowledged Jacques Belanger in the audience, thanking him on behalf of the Town for stepping up to help finish the Hill subdivision project. Ken Swayze echoed the sentiment, saying Mr. Belanger has always helped when needed. 3) Donna said the Code Enforcement office recently received a complaint about a property on Twist Hill Road where there are many vehicles stored. The office is working with the police chief; a summary of the situation has been submitted to the Selectboard for review and direction. Jeff Crosby stated this is a complaint from a neighbor. He asked where the Town draws the line. There was discussion about similar situations and pertinent RSAs.

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**OTHER BUSINESS:**

**Central NH Regional Planning Commission** – 1) Mr. Tardiff said the Page’s Corner project ranked second highest in the regional ten-year plan. The Manchester Street project, which has been in Concord’s CIP for almost 30 years, ranked highest, taking all the funds allocated to the region. Mr. Tardiff said the raised ranking gives Page’s Corner more visibility for more conversation during the next review a couple of years out. 2) Mr. Tardiff spoke of the need for more revenue for highway projects, mentioning toll and gas tax increases. 3) Mr. Tardiff said several Master Plan chapters have been added to the online link for the Board’s review. The Transportation Chapter has been shortened a bit; Mr. Tardiff had several questions for the Board. He asked about the Town’s Class VI policy. It was stated that the Town has a policy, and it is variable. There was discussion with examples of projects; the most recent of interest was a 25-year-old subdivision on Everett Road where the lots are currently for sale. Donna spoke about a recent inquiry from a couple with a lot on Guinea Road. Discussion ensued about previous subdivision approvals with conditions not met, exaction fees, unimproved Class V or VI roads. It was agreed that the Town has always been willing to work with property owners in these situations. Mr. Tardiff asked if there have been enforcement issues with ATVs on Class VI roads. George Holt, as a member of the Conservation Commission, said they have had problems in the past, but he is not aware of anything recent. Donna will check with the police department. Mr. Tardiff asked if there are any Class VI roads that the Planning Board would like to see turned into Class A trails. It was agreed there were none. Mike spoke about reducing the amount of information in the chapter, traffic calming, and bike and pedestrian lanes. He said the Transportation Chapter will be revised, then posted with the rest of the chapters and maps. The revisions will not be completed and ready for public hearing in May as originally thought. Chuck Frost mentioned how GPS is changing the dynamics of
traffic, taking peak traffic off the major roads and dumping it onto town roads, especially Twist Hill.

**Zoning Ordinance review** – Sub-committee chairman Chuck Frost spoke about the review thus far. The group met on April 3rd; a summary of the session was provided to Board members. The review and recommendations have been administrative to this point, nothing for amendments. Chuck noted that conflicts were realized when looking at multi-family dwelling definitions, multi-family district, and the Table of Uses. Board members were encouraged to look at the Zoning Ordinance and raise questions on anything that needs to be reviewed. The sub-committee will meet again on May 1, 2019 at 6:00 p.m. Revised text will be provided after a couple more sessions.

**Brian Pike moved to adjourn the meeting at 8:20 p.m.; seconded by Mike Kaminski. All in favor.**

Respectfully submitted,

Donna White