TOWN OF DUNBARTON, NH
PLANNING BOARD MEETING MINUTES

May 15, 2019, 7:00 p.m. at Dunbarton Town Offices

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

BUSINESS: Secretary Chuck Frost stated that meeting notices were posted per regulations.

1. Approval of Minutes: Jeff Crosby made a motion to approve the minutes of April 17, 2019 as written; Mike Kaminski seconded the motion. All in favor.

2. Correspondence: Chuck Frost mentioned the Planning & Zoning Spring Conference scheduled for June 1st; Donna reported that the conference was sold out shortly after registration opened. There was brief discussion about the duties of the secretary; Mr. Frost and Donna will be in contact and share pertinent information with the board members.

3. Selectmen’s Office Report: Mr. Kaminski said he had a couple of informational items. 1) The Board continues to research law firms with municipal and land use experience. 2) The power company will be spraying herbicides along the major power lines; the Town will be given notice. 3) The Board reviewed a request about getting a building permit from the owners of a parcel on the Class VI portion of Guinea Road. The board advised the parties to go to the Planning Board for recommendations on road improvements.

4. Planning/Building Department Report: 1) Planning Board outstanding plans: lot line adjustments for Nault, Johnson/Kaminsky, and Dunbarton 88, LLC. 2) Donna asked for the Board’s definition of ‘attached’ regarding Accessory Dwelling Units. Board members agreed that an enclosed connection is required between an accessory structure and an ADU. Donna was asked to research ADU requirements in other towns.

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS:
Central NH Regional Planning Commission – 1) Mr. Tardiff informed the group about Senate Bill 306-FN, establishing a housing appeals board. He said he feels this takes some power from local Planning Boards. Donna will distribute the bill’s information to board members.

2) Mr. Tardiff said he has been working to reduce the size of the Natural Resources chapter by eliminating duplicate information and moving some of the information to the Land Use chapter. He asked George Holt to review the Master Plan maps. Mr. Tardiff said he would present an outline to finalize the project, along with the Vision chapter, at the next Planning Board meeting. At that point a public hearing can be posted for the date of the Board’s September meeting. The draft of the entire Master Plan will be posted on the Town’s website and copies will be made available at the Town Offices for the public’s viewing over the summer. Ken Swayze asked Mr. Tardiff to note somewhere that the Master Plan is a guideline, not zoning. Mike Kaminski noted that it is an advisory document.

Zoning Ordinance review – Sub-committee chairman Chuck Frost reported that the committee met at 5:30 this evening. The group is currently reviewing Article 4 for clarification, minor corrections, and possible amendments. They will continue the review at their next workshop on June 19th at 5:30 p.m.

Mike Kaminski moved to adjourn the meeting at 8:13 p.m.; seconded by Chuck Frost. All in favor.

Respectfully submitted,
Donna White