PLANNING BOARD MEETING MINUTES

DATE: Wednesday, February 21, 2018

TIME: 7:00 p.m.

LOCATION: Town Offices

IN ATTENDANCE: George Holt (GH); Ken Swayze (KS); Alison Vallieres (AV); Chuck Frost (CF); Jeff Crosby (JC); Michael Kaminski (MK), Selectmen’s Representative,

ABSENT: Brian Pike (BP); Mike Cummings (MC), Building Department

BUSINESS:

1. Approval of Minutes from December 2017 and January 2018.
2. Planning Department Report:
   a. No news to report.
   a. Search for Planning/Zoning Office staff ongoing
4. Road Agent Report:
   a. No news to report.
5. Building Department Report:
   a. No new business discussed.

NEW BUSINESS: None

OLD BUSINESS: None

OTHER BUSINESS

1. Master Plan
   a. Mike Tardiff from the Central New Hampshire Regional Planning Commission (CNHRPC) agreed to accept additional historical information for Historical Chapter in Master Plan provided by residents Donna Dunn and Lee Martel.
   b. M. Tardiff stated that CNHRPC was unable conduct detailed mapping services to locate Town historical features under the current Master Plan budget. CNHRPC will recommend the detailed mapping in the conclusions of the Historical Chapter.
   c. M. Tardiff and Steve Henninger (CNHRPC) discussed land use language and concepts of Master Plan, including topics on:
      i. Agricultural Uses:
         1. Recommend size and process thresholds for future Zoning Ordinance changes;
         2. Recommended tiered approach to review of agricultural uses, with: 1) small operations permit by right on a
hobby/subsistence farm); small commercial operation subject to a conditional use permit (CUP); and larger operations subject to Site Plan Review.

ii. Setting up a light commercial corridor along Routes 13 and 77
   1. Recommend CUPs for specific commercial uses located on multi-family district located with frontage on Routes 13 and 77.
   2. Consider removing industrial and commercial uses in Low Density Residential District;

iii. Clarifying multi-family ordinance;

iv. Reshaping the Village District:
   1. Increase depth/area of district to accommodate and grow town center.
   2. Promote mixed residential/commercial property uses.

v. Recommend integration of limited esthetic development and construction standards in approval process for commercial uses to avoid “Genericanization” of town.

Meeting Adjourned at approximately 8:15 pm

Respectfully submitted by George Holt, 2/23/18