

**DUNBARTON PLANNING BOARD
WEDNESDAY, SEPTEMBER 19, 2012
TOWN OFFICES – 7:00 P.M.**

The regular monthly meeting of the Dunbarton Planning Board was held at the above time, date and place with Chairman Ken Swayze presiding. The following members were present:

**Kenneth Swayze, Chairman
George Holt, Co-Chairman
Alison Vallieres, Secretary
Michael Guiney
Travis James, Alternate
Charles Frost, Alternate
Les Hammond, Selectman**

Vanessa Goold, Central New Hampshire Regional Planning Commission

Town Officials

**Ted Vallieres, Selectman
John Trottier, Chairman, Zoning Board of Adjustment
Margaret Watkins, Conservation Commission**

Members of the Public:

Jody Davis

The Chairman verified with the Secretary that the Meeting had been posted in accordance with the RSA in two public places and published on the Dunbarton Web Page.

7:00 P.M. – GENERAL SESSION:

A. General Board Discussion

- 1. Approval of previous meeting minutes: Wednesday, August 15, 2012**

MOTION:

George Holt made a motion that the minutes from the previous meeting of August 15, 2012 be approved as written. Mike Guiney seconded the motion. The motion passed unanimously.

- 2. Selectmen's Report:**

Les Hammond, Selectman, reported that the Town has been served court for George Nicolaou and Dunbarton Telephone Company.

- 3. Correspondence:**

Site Plan for Cell Tower ready to file at Registry.

VANESSA GOOLD, CENTRAL NEW HAMPSHIRE REGIONAL PLANNING COMMISSION:

Vanessa Goold, CNHRPS, gave a brief overview of the concept behind the revision of the PRD Ordinance and gave out a handout to all members and the public. (attached)

Stated the reasons for updating the existing Ordinance as follows:

1. Difficult to use - requires visits to two boards
2. Lengthy approval process
3. Process creates confusion
4. Underused, resulting in Town not getting maximum benefit
5. Does not result in ideal development pattern and densities

She stated the reason for this "Listening Session" was to hear from members of the public and invited the public to comment. She listed comments for the Planning Board's use in crafting this ordinance.

John Trotter - Stated he thought this was a good idea that the approvals be shifted from the Zoning Board to the Planning Board. The only PRD that has gone through the process is off Grapevine Road. They have to be at least 25 acre tract. There should be access to the public lands and creating a parking space for the public. Who maintains the parking spot? The Home Owner's Association is maintaining it. Different towns have different minimum size of the lots. When we have a recommended lot size, we should at least have a one acre lot minimum because we do not have community water or sewer. There should be incentives offered to the developer. There definitely should be public access to open space. They could be given an extra lot, etc. There are pros and cons. Developers would be more likely to take advantage of the Cluster Development if we offered some incentives. Maybe the Town doesn't want this. It would be up to the property owner and developer. If the incentive is walking trails, etc. , and the developer does not put them in or maintain them, a year goes by and now it is time to build the trails and the developer is long gone. Not a good idea anymore. Should finalize any incentives before the project is completed so the Town doesn't have this issue.

Margaret Watkins - Stated that based on what she has seen, having developers go to only one Board makes sense. The developer should identify the issues i.e. providing open space for the public; is there access; parking; is he willing to have a sign saying public access, etc.

Will they be promoting wildlife habitat? If all the homes are clustered around the pond it defeats the purpose of protecting wildlife habitat. It needs to be really clear who is responsible for the open space. Is there an easement on the property? The Town really needs to consider having a lawyer who is really skilled in conservation easements. It is better to work with a lawyer who is experienced in conservation easements than waste a lot of time with one who is not. Recently she stated she spent over 15 hours with a lawyer just helping him understand the purpose of the conservation easements. Should have a good lawyer. If the Town is responsible for the maintenance of the easement, there should be a permanent fund to pay for maintenance which the developer contributes to. It takes a certain amount of time to monitor properties. Could hire an Intern to work on the monitoring of the properties. It runs into time and money.

It is also important that bounds for any trails, etc. need to be put in the ground before the project is finally approved. This needs to be done before the developer has left town.

Jody Davis - Asked about the current process, we have two boards which have to approve a PRD, the Zoning Board and the Planning Board. It is a two step process. Isn't it better to have checks and balances in place. Stated that she and her husband moved to Dunbarton because of the five acre zoning. Would suggest that Cluster Zoning not be mandatory. Developers should be given the option of havng a Cluster Development.

Stated she was concerned with the source of funding for this project which is HUD. Stated there is a UN Agenda 21 which is a threat. Are there certain requirements connected to this funding?

Vanessa Goold explained that Central New Hampshire Regional Planning Commission is a locally run New Hampshire Commission. It provides technical assistant to twenty communities. We are here at the request of the Dunbarton Planning Board. We will help them draft language. We don't have a vested interest in this. We are here to provide assistance and provide information about what other communities are doing with regard to ordinances.

Jody Davis asked what the Town's goal is for this.

Ken Swayze stated that our present ordinance does not allow for Cluster development. It only allows a minimum of 2.5 acres. Old Fort Estate is a PRD and the lots are all 2.5 acres and larger. The present Ordinance takes out slopes over 20% that can't be used in the formula for calculating number of lots.

Ken Swayze stated that the Central New Hampshire Regional Planning Commission does nothing in secret. They serve all cities and towns (20). Both Mike Guiney and Ken Swayze serve on the Central New Hampshire Regional Planning Commission and attend regular meetings. the Dunbarton Planning Board has regular meetings and the public is welcome to attend. Central New Hampshire Regional Planning Commission has been helpful in the past. They also obtained the grant for this project. There are no strings attached. All the meetings are public meetings. When a draft Ordinance is development, there will be a Public Hearing. This is the democratic process.

Jody Davis stated it would be her recommendation that the members of the Planning Board educate themselves with Agenda 21 and possibly have an educational session on this subject. Stated the grant came from HUD. Made reference to ICLEI (International Council Local Environmental Issues). They have already been in Wolfeboro, Portsmouth, Nashua, Keene and Rochester. This is a global development.

Les Hammond stated this is a problem. We don't have a lot of interest at these meetings. There are a lot of residents who like local neighborhoods. They don't want to be in the middle of five acres. They want to see their neighbors.

Jody Davis stated this may be a concern because of where the grant came from. I came from the UN.

Ken Swayze asked Ms. Davis if she felt there were any hidden agenda on this.

Jody stated we all have property rights. Stated Agenda 21 started in Rio Dejero in 1991. It came through the EPA. Stated this applies to the Town character as it is. She and her husband like agricultural land.

It was noted this would allow Dunbarton to have a choice of using five acre zoning or Cluster Zoning.

Ken Swayze stated there are no hidden agenda and the UN has never set any that I know of.

George Holt stated that you will have the right to compare any document that we draw up. It will be on the Web Site as a draft.

V. Goold stated that the new Ordinance will be as a Warrant Article at Town Meeting and the public will be notified of the Public Hearing. Stated that this "Listening Session" is a requirement of the grant. This is a democratic process. We don't have to talk to the EPA or the State. Don't have to hire anyone in particular.

Ted Vallieres asked if the Board will try to make it easier for developer to come up with PRD's?

Ken Swayze stated we were not trying to make it easier. Need to get more of what the concept of Open Space is all about. If we can get the developer to set aside land for agriculture purposes in return of us allowing him an extra lot or a portion of an extra lot, it would work to the Town's advantage. This would provide more Open Space. It would make it more attractive for a developer to provide the option to make Open Space.

Jody Davis stated that you are making it easier for the developer.

The Board noted that an example would be 50 acres with 50% wetlands and the developer wanted to put ten houses. He might be able to set aside 25 acres for Open Space and then have ten houses on 2.5 acres in a Cluster Development. This is providing more Open Space than if he were to develop the 50 acres into ten 5 acre lots which possibly could run back into wetlands, etc. which would then not be considered Open Space, etc. On the five acre lots there could be one acre of dry land with four acres of wetlands. Under the Cluster Development the Wetlands or Field (up to 25 acres) could be in Common ownership. Every subdivision is going to be different.

The Board made reference to a large property off Twist Hill Road which consisted of 200 acres. The developer came in with a plan with a road system that was miles and he not do it. If this had passed, the Town would inherit the road system.

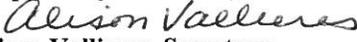
Margaret Watkins stated we need to make it really important that agriculture and woodlands are important.

The Board noted that Cluster Development makes a lot of sense. The Board will work with the developer to make this happen.

John Trottier - Stated that right now our PRD does not allow a Cluster, it only allows lots 2.5 acres. Clusters would not be mandatory but it is a option. People want a sense of community. The Stinson Hill development is an example even though it is not a Cluster Development.

It was noted that a developer could save money by having infrastructure of septic and community water system.

There being no further business or discussion, the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Alison Vallieres, Secretary