

**DUNBARTON PLANNING BOARD
WEDNESDAY, JULY 18, 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 (arrived later in the meeting)**

Town Officials

**Barbara McCann, Planning and Zoning
Ted Vallieres, Selectman**

Members of the Public:

**Jodie Davies
Jason Davies**

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, June 20, 2012

No action taken.

MOTION:

2. Correspondence

Dunbarton 88:

Barbara McCann reported on the status of Dunbarton 88. Noted that we were in the process of returning the escrow bond in the amount of \$2,500 along with the interest of \$400.58. The project has lapsed.

Cote & Scire:

George Holt reported that he had looked at this project. There is a nice large area with berms at the base. Water has ponded at the bottom. Area looked fine to him at this point.

Barbara McCann noted they have one more year on the project before lapsing. Have sent letter but no response to date.

Recreation Trail - Stinson Hills:

Travis James reported that he had spoken with Margaret Watkins, Conservation Commission, and they are going to clean up the trail. George Holt noted that the Conservation Commission was concentrating on working on trails and this was one of them.

It was noted that the trail goes from Stinson Hills up to the Natalie Brown portion of the Town Forest.

3. Selectmen's Report:

Escrow Bonds:

Ted Vallieres, Selectman, asked why all escrow bonds were not put into an interest bearing account instead of the general fund, etc. Ken Swayze stated that the escrow funds were active funds and used on a regular basis.

OTHER BUSINESS:

\$10,000 Grant for Open Space Zoning:

Ken Swayze reported that we had received notification on the \$10,000 Grant for Open Space Zoning through the Central New Hampshire Regional Planning Office.

Matt Monahan, Central NH Regional Planning, will be the consultant the Planning Board works with in conjunction with developing a new Open Space Zoning Ordinance to replace the existing PRD. Matt wants to start work when the Grant is formally in place.

Ken Swayze and George Holt have met with Matt Monahan regarding this ordinance.

George Holt noted that one of the Master Plan goals is to preserve open space.

Ken Swayze stated this would be a voluntary program. There presently is only one PRD development. (Old Fort Estates)

A new Ordinance would give developers incentives to make developers want to do this. Developers would be allowed "Clusters" with less roads, smaller lots, etc. There would be lands set aside from the total acreage for agriculture, forestry, fishing, hunting, etc.

George Holt noted that what we have now is not working. It involves developers getting approvals from two separate boards.

Board Discussion/Comments:

At this point in the meeting, Ken Swayze, Chairman, asked for input regarding an Open Space Ordinance from the members as follows:

Alison Vallieres stated that she felt agriculture land preservation and scenic vista views would be important to preserve. In addition, stated that land set aside for Open Space should be included within the total subdivision/project and should never be allowed to be developed in the future because the acreage would be included in the total for the formula for smaller lots, etc. The density of the project would remain the same.

Mike Guiney stated that presently a developer has to go to two different boards. Going to one board would make it more attractive. Felt that preserving open space is important. The Open Space could be hiking trails, ball fields, and recreation uses. He knew of a project where the developer was required to put in tennis courts. Unfortunately, no one used the tennis courts and they became a

maintenance issue for the Town. Would not feel that Dunbarton needs tennis courts.

Ken Swayze noted that GPS did a four unit development at the rear of the lot off Route 13, leaving the front area free. If things changed regarding lot size for the Town, there is the possibility of being able to put in additional housing in the front.

Travis James stated that he lives at Stinson Hills. The children play in the street. If this was a PRD, they could have put in a playground for the children as open space. This would keep the children out of the street.

Charles "Chuck" Frost stated that he was definitely in favor of PRD type development and having some open space set aside for agriculture. Makes sense to put the houses closer together if water and sewer allow, etc.

At this point in the discussion, Ken Swayze asked the two members of the public if they had any comments, etc.

Jay and Jodie Davies stated that they were very concerned about "Agenda 21" and "Sustainable America". Asked if there were any requirements within the \$10,000 Grant to provide for these issues. Wanted to know how they could go about educating the residents of Dunbarton about these issues. Also mentioned "Smart Growth" in reference to EPA Grants and HUD, etc. Mentioned taking land by Eminent Domain.

Jay Davies stated that he felt the Planning Board was trying to take away the five acre zoning in Dunbarton. He said he moved to Dunbarton because there was five acre zoning. He previously lived in Manchester NH and did not like the closeness of the houses, etc. Asked how many acres each one of the members of the Planning Board lived on.

Travis James stated he lived on 7.5 acres, Mike Guiney owned 48 acres, Ken Swayze had a larger tract, and Charles Frost had considerable acreage with his property.

At this point in the meeting, Ken Swayze stated that there are mandates that are required through the Legislative process that towns must meet. One of them is Workforce Housing. The Planning Board worked over a year to develop a Workforce Housing Ordinance that is required. Dunbarton has the most conservative Workforce Housing Ordinance in the State of New Hampshire.

In addition, Dunbarton has a large lot zoning provision which allows large lots to be subdivided into lots with less than the required frontage if the subdivided lots are over 12 acres. This also is an incentive for large lots.

Ken Swayze noted that he did not feel the Planning Board was the forum to be educating residents with regard to "Agenda 21", "Sustainable America", etc. The Planning Board does a very good job of preserving the rural character of Dunbarton.

Alison Vallieres stated maybe they should contact the Dunbarton Town Library and see if they were interested in working with them re education in relation to these programs. Felt it was not in the Planning Board's jurisdiction.

Alison Vallieres asked what "Agenda 21" is all about. Does it take away property rights, etc. Is that your concern?

Jay Davis suggested the Board "Google" these topics and they could find out all about them. Noted they do take away property rights. Noted that in the past, during the Jacqueline Drive Development, there had been suggestions re the property at the top of the subdivision, that Dunbarton should provide access to the lot in Bow which was landlocked. Did not feel this should be allowed.

There was discussion re property rights. It was noted that if a person owned a tract of land, he should be allowed to subdivide as long as he met the criteria for lot size, frontage, etc. Just because the neighbor did not want a subdivision next to him, should not preclude the Planning Board from approving the subdivision, etc. Property rights apply to all residents.

There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Alison Vallieres, Secretary