The regular monthly rescheduled 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
Alison Vallieres, Secretary
Michael Guiney
Travis James, Alternate
Charles Frost, Alternate
Les Hammond, Selectman

Matt Monahan, Central NH Regional Planning Commission
Barbara McCann, Planning and Zoning Department
Jeff Crosby, Road Agent

Members of the Public:

Jacques Belanger, Surveyor for 54 Daniel Plummer Realty
Roland Cassidy, Applicant

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

7:00 p.m. – GENERAL SESSION:

A. General Board Administration:

1. Approval of previous meeting minutes: Wednesday, October 17, 2012

MOTION:

Les Hammond made a motion that the Dunbarton Planning Board accept the minutes as written of the meeting of Wednesday, October 17, 2012. Mike Guiney seconded the motion. The motion passed unanimously.

2. Correspondence

It was noted that there will be three new applications on the Agenda for the month of December along with the 54 Daniel Plummer Realty application which is on the Agenda for this evening for acceptance.

3. Selectmen’s Report

Planning Board Members:

Les Hammond, Selectman, stated he had two prospective new members for the Planning Board who had indicated an interest in serving. One was a friend of his son’s and was a Surveyor.
Ken Swayze, Chairman, noted that both he and George Holt, Co-Chairman would talk with the two applicants.

Barbara McCann, Planning and Zoning Department:

It was noted that Barbara McCann had resigned effective Friday, November 30, 2012. We will all miss her. She has brought the Planning, Zoning and Building Department up to a much higher standard than ever before. We appreciate all her hard work and will miss her greatly.

The Town will be hiring an interim temporary person who will be working in the Building Department on Tuesday and Friday until such time as the position is filled. Barbara will be training him this Wednesday, November 28, 2012.

RECEIPT AND ACCEPTANCE OF NEW APPLICATIONS BY THE DUNBARTON PLANNING BOARD: FOR COMPLETION AND ACCEPTANCE. (NOTE: If accepted, at Planning Board’s discretion, deliberations/public hearings may be allowed at this session.)

54 Daniel Plummer Realty, LLC (H2-01-03) Proposed two lot subdivision located on Ray Road in the Low Density District in Dunbarton, NH

Barbara McCann presented a Status Report on the 54 Daniel Plummer Realty application for a two lot subdivision. (attached) She noted the original date of the application was in 2011. This was held up due to negotiations involving the applicant getting in touch with the U. S. Corp of Engineers, etc.

At this point in the presentation, the following motion was made:

MOTION:

Les Hammond, Selectman, made a motion that the Dunbarton Planning Board accept the application from 54 Daniel Plummer Realty, LLC (H2-01-03) for a two lot subdivision located on Ray Road in the Low Density District in Dunbarton, NH and start deliberations/public hearing this evening. Alison Vallieres seconded the motion. The motion passed unanimously.

Ken Swayze, Chairman, opened the Public Hearing for the 54 Daniel Plummer Realty, LLC.

Jacques Belanger, Surveyor for the applicant, stated that the U. S. Corp of Engineers has agreed they have no problems with the proposed subdivision as long as there is no building within the 420 foot flood easement.

Jacques Belanger presented a plan showing the subdivision which will be breaking off a lot on the north end of the property. There is a sufficient building pocket for a house, septic system, etc. without infringing on the 420 foot flood easement. Noted there is a "dog leg" in order to meet the 300 foot frontage requirement. There is an evergreen screening buffer next to the parking lot. This proposed lot is purely residential use. This lot has no grandfathered status for Commercial Use. The proposed septic system will be a pump system.
He noted the Wetlands had been delineated on the plan by Aspen Environmental.

There were no additional comments from the Board or the general public.

MOTION:

Les Hammond made a motion to continue the 54 Daniel Plummer Realty, LLC (H2-01-03) proposed two lot subdivision until the next meeting to be held in December. The motion was seconded and passed unanimously.

MATT MONAHAN, CENTRAL NEW HAMPSHIRE REGIONAL PLANNING COMMISSION - DISCUSSION OF DUNBARTON OPEN SPACE SUBDIVISION ORDINANCE

Matt Monahan appeared before the Board and presented a facsimile of a 132 acre large parcel of land in Dunbarton with examples of a conventional subdivision and a open space subdivision. He also presented a draft copy of a proposed Open Space Subdivision Ordinance. (attached)

The proposed Ordinance would require at least twenty (20) acres in order to qualify for use of this Ordinance.

THE PLANNING BOARD AGREED THAT THE MINIMUM ACREAGE SHOULD BE TWENTY (20) ACRES TO QUALIFY FOR AN OPEN SPACE DEVELOPMENT, ETC.

Matt Monahan also presented a map showing parcels within Dunbarton which are over 20 acres and would qualify for this Ordinance. It was noted that some of these parcels already have a home on them but would still be able to utilize this Ordinance. There are 163 parcels which would qualify for this type of subdivision and encompasses 8200 acres or 41% of the land in Dunbarton.

Minimum Lot Size:

The proposed Ordinance minimum lot size was 1.5 acres.

There was considerable discussion as to what the minimum lot size should be.

Travis James stated that he felt maybe the minimum lot size should be even less than 1.5 acres. He lives at Stinson Hills and he would prefer to have less land and have the homes closer together.

Other members indicated they felt the minimum lot size should be larger than 1.5 acres.

After a poll was taken of the Planning Board Members, the final decision was that the minimum lot size should be two (2) acres.

Additional Lot Incentives:
On the example which Matt Monahan showed the Board, the conventional subdivision would be 5 acres divided into 130 acres for a total of 26 lots allowed.

The example showing the Open Space with the Incentive was only 17 lots but they were smaller lots with less frontage. There was a difference of nine lots between the conventional subdivision and the Open Space configuration.

After discussion, the Board felt other Incentives should be taken out of the Ordinance as they are allowed smaller lots with less frontage.

Frontage Requirement:

Central NH Regional Planning's proposed Open Space Ordinance frontage requirement was 100 feet. A poll was taken of the members with the following suggestions for both the size and the required frontage:

- A. Vallieres - 2 acres with 125 feet
- C. Frost - 2 acres and between 100 - 125 feet
- L. Hammond - 2 acres and 100 feet
- M. Guiney - 2 acres and 150 feet
- T. James - 1.5 acres and 100 feet
- K. Swayze - 2 acres and 125 feet
- G. Holt - It was noted that he favored smaller lots, etc.

The final decision of the Planning Board was that lots should be at least 2 acres with 125 foot frontage.

Setbacks:

Barbara McCann brought up the point of setbacks. Should the two acre lots have the same setback requirement as within the Ordinance under Non-Conforming Lots?

The final decision was that these lots would fall under the same requirements as the Non-Conforming Lots within the present Zoning Ordinance.

Scheduling of Public Hearing for Proposed Open Space Ordinance:

The Planning Board decided to hold the first Public Hearing on Wednesday, January 16, 2013 at the Community Center.

Les Hammond, Selectman, will make arrangements for the use of the Community Center for the meeting.

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

Respectfully submitted,

Alison R. Vallieres, Secretary