

**Planning Board
Memorial Building**

**November 16, 2010
7:00 p.m.**

These minutes are considered a draft until they are approved by the Board at the next meeting

Present: Kevin Lee, Chairperson, Darrin Patten, Mike Howard and Don Hill, Selectman representative. Not present: Peter Keene, Ken Jacques, Neal Huntoon, and alternate Bob Baker.

Also present: John Trachy and Deborah McGlew, recording secretary.

Chair Lee called mtg to order at 7:08.

Minutes of October 21, 2010, Mike Howard moved to accept minutes, MOTION 2nd by Don Hill, all voted in favor.

Correspondence

Circulated:

Office of Energy Planning (OEP) information on planning board roles and responsibilities, dated Nov 13, 2010.

Rock blasting and water quality measures, prepared by DES

Planning board handbook update dated November 2010 from OEP conference.

Miscellaneous

Board signed the survey plan mylar from Pennyroyal Hill Land Surveying for property owners Linda Welch and Steven Strussenberg, dated October 18,, 2010.

Zoning Amendments / Workforce housing

Board reviewed and discussed points submitted by Vickie Davis, Upper Valley Lake Sunapee Regional Planning Commission. Points of discussion are as follows:

Workforce housing – allow workforce housing along route 114 from the New London town line to Bowman Road, up to 1500’ off route 114. Identifying the location for workforce housing overlay district, no further alteration of the Rural Residential District is needed.

Does a two-family dwelling unit require a minimum of three acres – yes.

An accessory unit counts as a second dwelling and the density requirements hold.

Section 7.20 Manufactured Housing Park Standards are 1.5 acre lot per unit.

Septic system setback, suggested changing the setback to conform to the state law – 10’.

Waterfront setbacks, Section 7.10 – should the board define lakes and ponds?

Non-conforming structure - first paragraph suggested change:

A non-conforming structure or use of land is a structure or use which legally existed prior to the adoption of the provision in this zoning ordinance which now prohibits it, and this Zoning Ordinance shall not apply to a non-conforming structure or use. It shall apply to any alteration of a **non-conforming structure and to any significant change in a non-conforming use** ~~or use for a purpose or in a manner which is substantially different from the structure or use to which it was put before alteration~~ (RSA 674:19).

Discussion on proposed changes to continue at the next meeting scheduled for **December 16, 2010 at 7:00 p.m.**

Meeting adjourned 8:15.

Respectfully Submitted,

Deborah McGlew
Recording Secretary