

Present: Kevin Lee, Don Hill, Ken Jacques and Darrin Patten and George McCusker (alt.)

Absent: Peter Keene, Neal Huntoon, Ken Rodgers, Bob Baker

Also present: Leigh Callaway, Malcolm Patten, Bryan O'Day, Clayton Platt, Bryan O'Day, Bruce Allen, Mike and Susan Chiarella, B. Manning, Cynthia Bruss, Brandt Denniston, Justin Hastings, Beverly Richardson, Travis Richardson, John Trachy, Cynthia Hayes, Bob Ruel and Billy Huntoon

Minutes of November 17, 2011 Darrin moved to accept as written, Don 2nd passed.

Kevin Lee (chairman) announced that he was opening the public hearing for proposed changes to the Zoning Ordinance. He would read and explain the changes, then accept any comments there would be no debating of the proposed changes.

Section 4.10 No comments

Section 4.10 No comments

Section 4.11

Public comments: Seems to be contradictory using both the map and the 10,000 sq ft size.

John Trachy felt that the map the board planned to use was not the best to use in defining the wetland areas; it was missing many items important to wetlands such as poorly drained soils and stream. He felt the map located to the left on the wall by the refrigerator was a better option, but that he had in his possession an even better option. He asked if Kevin would mind if he posted it and Kevin did not see any problem with that. The map is a surface water natural resource Map.

Brandt Denniston felt that map the board was using lacked defined areas. John Trachy asked what the boards' intent in changing the ordinance was.

Kevin responded that as the ordinance is written currently it is burden to landowners in relation to boundaries of wetlands even when scientists are involved. The board is looking at these changes as an interm step before they are able to look at additional areas to be protected.

John Trachy asked what the Master Plan says about wetlands. Kevin responded that it discusses prime wetlands and water resources. Cynthia Bruss agreed that some changes need to be made.

Ken Jacques added that the Master Plan is made up of many facets with wetlands being only one of them, the suggestion to use the 100' buffer came from a scientist and the board felt this was for truly wet wetlands, such as lakes, ponds and the marsh. But there are many interpretations as to what a wetland truly is. He wanted to commend the steps Mike Howard has taken to become better educated on steps the town can take to better the process of defining the type of wetlands in town.

Cynthia Bruss commented that Grantham is working with Frank Smith and another individual and Dr. Rick Vanderpol from UNH to identify wetlands. The process is a pricy one but maybe the town could learn something from them.

Kevin wanted the public that the board felt that there are areas in town really need to be protected while others don't, though the current system is very burdensome. Brandt Denniston asked if the map showed the type of wetlands on the map.

Susan Chiarella stated that she wouldn't want to have to hire a wetlands scientist if she wanted to build something on her property.

John Trachy commented that while to board gives the impression that lots of people are being unconvinced by the current wording of the ordinance but he has done some research and found that over the past 60 months the boards have heard 31 appeals with 4 denials 1 due to wetlands and 3 had other options for the landowners.

Kevin restated that the feeling of the board was that the current situation is expensive to the town's people.

Darrin Patten commented that Mike Howard had heard that there wasn't a need for such a large buffer in large areas because hydro soils work as buffers filtering the water.

B. Manning responded to the 60 month comment by John Trachy that he served as Chairman on the Zoning Board during the past 60 months and the wetlands discussion came up much more often than John indicated.

Ken Jacques pointed out that Clayton Platt saw this coming before the town a number of years ago.

Don Hill felt the current reading makes it nearly impossible to treat each case the same.

Darrin Patten thought that at the time of the adoption of the ordinance for 100' setback from wetlands the wetlands were truly wetlands such as ponds and lakes. If he had known they were going to include all areas that are just wet he never would have gone with it.

Section 4.12 No comments

4.13 Permitted Uses

John Trachy wanted clarification if this section was stating that changes can occur to non-conforming structures? Kevin stated that yes but there were exceptions. John Trachy wanted to know the definition of water body because it wasn't in the ordinance. Don Hill stated that the definition was on page 34 of the ordinance.

Section 4.14 Section 4.15 Section 4.16 Section 4.20 Section 4.21 no comments

Section 4.22 Follow numeric numbering

Section 4.23 No comments

Section 4.25 What is the definition of "top of the bank"?

Section 4.25 Definition of linear needed to be verified.

Section 4.30 Clayton Platt asked why this section was being added. Kevin responded that it was a state requirement.

Section 6.2 Brandt Denniston alpha instead of numeric. Susan Chiarella asked why the driveway grade was in there. Kevin responded that there have been driveways built in town that a fire truck will have difficulty traveling on.

Section 6.30 John Trachy asked about the 2nd sentence “The design shall retain development-created run-off on the property and prevent drainage from entering the road right of way beyond the ditch line.” if the run off must stay on the property. Board will research that further.

Moved “Low-Impact Development” to definition area of Ordinance.

Article VIII No comments

Section 8.10 Cynthia Hayes asked why the board seems to be moving away from Variances to Special Exceptions. Kevin and the board felt it was easier to get a SE than it is a Variance. Cynthia Hayes and B. Manning disagreed. Darrin Patten responded that the UVLSPC felt that Special Exceptions requirements are easier to meet than to satisfy all 5 criteria of a Variance. B. Manning voiced that if the town had more than one zoning district than he could see Special Exceptions would work better but with only one zoning district requiring Variances are more appropriate. Darrin Patten used the example of an individual goes to zoning for a garage that doesn’t meet the requirements. The Zoning Board can say no, you can’t have a garage; you have to sweep the snow off your car instead.

Article IX Nonconforming Lots

Section 9.10 Mike Chiarella asked if agriculture and/or forestry were defined somewhere. Kevin said he would look for that. Ken moved to continue hearing at the next meeting on January 19th at 7:00 pm, Darrin 2nd Board passed. Cynthia Hayes asked when/if the board would be having a work session. Kevin did not know.

Old Business

Note from Site Visit to Star Lake December 10, 2011 8:30 am

Present: Kevin Lee, Darrin Patten, Mike Howard, Pierre Bedard and Todd Richardson

We met at the Star Lake Farm to view the improvements to the road as per the conditions on the subdivision. We started with reviewing the plans that were approved when the board conditionally approved the subdivision. We walked up the road from the main house to the intersection looking at the improvements made to turn-outs and drainage ditches. There was a concern about adding a culvert where some water was now collecting and lowering a ditch recommendation was made to add the culvert back to allow for a more free flow of water.

We walked down the length of the road and there were only two other areas where the board had concerns. One was the sight line from the turnout directly below the gate down around the corner of the first rise. This may need to be reviewed by the fire chief in the fire truck to determine whether the sight line was adequate or whether some more trees may need to be removed on the eastern side of the road. The second concern was with a partially plugged culvert above the bridge. The culvert may need replacement.

Respectfully submitted, Kevin R. Lee, Chair.

Old Business

Continuation of Bell subdivision hearing.

Bob met with the Selectmen and the road agent regarding the road. The current plan is to rebuild the section of Maple Lane to town standards but the Town will not be taking it over.

Plans produced by Clayton showed that the driveways have been relocated to enter properties at 90 degree angles.

Questions as to whether a road divides a wetlands came up again. Clayton gave the board a letter from the state concerning the wetlands. Travis Richardson provided a letter dated 2007 from a wetlands scientist concerning Beverly Richardson's property. Don Hill read both letters, commenting that both stated the area was wet above and wet below the road. When asked where the wetlands drain onto the property Travis Richardson replied "by the old sugar house down to Maple Lane".

Kevin suggested a site visit would be a good idea to get a better picture of the property.

Board determined that all missing items from the prior meeting had now been supplied.

Billy Huntoon asked who the town would have determine the wetland boundary.

Kevin would like to have Lou Carin contacted.

Travis Richardson voiced his concern that if the properties were to be used commercially what the effect on surrounding properties would be.

Ken Jacques moved to continue hearing to the next meeting January 19th following the Zoning Ordinance hearing. Darrin 2nd Board passed.

Site visit will be Friday December 23rd. at 8 am.

Lassen driveway: current location the board thought they would need a Special Exception, but they could move it to down and then there would be no need for one.

New Business

George McCusker: mapping done using GIS Grantham is currently online with their tax maps and Springfield should be able to do the same thing. Office was told that updates were not being done; George and Kevin both said that they had heard as the Registry gets changes updates were being made.

Kevin found out that Springfield has had a net increase of school age children of 34%. Also the Springfield is the 4th wealthiest in the region.

Don moved to adjourn at 9:20 pm

Respectfully submitted,
Tamara Butcher