

PLANNING BOARD

DECEMBER 3, 2009

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: Kevin Lee, Chairman, Michael Howard, Ken Jacques, Peter Keene, Andy D'Amico, Darrin Patten, Donald Hill and Vickie Davis from UVLSRPC.

Kevin Lee called the meeting to order at 7:00 p.m.

The mylar for the Nemcovich/Costello driveway plan was reviewed. The Board unanimously approved the driveway location. The mylar was signed and dated.

The Board reviewed and discussed the following proposed warrant articles for amendment to the Zoning Ordinance. All motions were made to approve sending each article to Public Hearing.

1. *Amend Section 3.13 of the Zoning Ordinance to update the natural factors multiplier table to match NH Department of Environmental Services information, simplify the lot size calculation, and provide examples of the calculations.*
Motion by: Ken Jacques, Second by: Mike Howard, Motion passed
2. *Amend Section 6.10 of the zoning ordinance to specify lighting requirements as provided by the NH Office of Energy of Planning.*
Motion by: Andy D'Amico, Second by: Ken Jacques, Motion passed.
3. *Amend Section 6.10 of the zoning ordinance to specify noise limits as provided by the World Health Organization.*
Motion by: Mike Howard, Second by: Andy D'Amico, Motion passed.
4. *Amend the zoning ordinance by providing a section for driveway requirements to match the existing Subdivision Regulations for grade of driveway entrance, limit slope of driveway to 10%, and provide pull-off areas for emergency vehicles every 1,000'.*
Motion by: Ken Jacques, Second by: Andy D'Amico, Motion passed
5. *Amend Section 7.10 of the zoning ordinance by adding "permanent streams" to the building setback requirements and changing the specific set back of septic systems to a reference to current New Hampshire laws.*
Motion by: Andy D'Amico, Second by: Ken Jacques, Motion passed
6. *Amend Article VIII. of the zoning ordinance to define nonconforming structures and uses as those that existed legally prior to the adoption of the provision in the zoning ordinance which now prohibits it rather than when the ordinance was originally adopted.*
Motion by: Andy D'Amico, Second by: Ken Jacques, Motion passed

7. *Amend Article 11 to make reference to State laws providing equitable waivers, waiver to accommodate disability, waiver for existing agricultural use, development of regional impact and to update the requirements for a variance based upon recent changes in State law.*
Motion by: Andy D'Amico, Second by: Mike Howard, Motion passed

8. *Amend Article XIII. of the zoning ordinance to add definitions for "Abandoned," "Driveway," "Interest Holder," "Lot Size Averaging," "Luminaire," and "Stream, Permanent." The term "interest holder" will be used for hearing notification purposes throughout the ordinance.*
Motion by: Don Hill, Second by: Mike Howard, Motion passed

The Board reviewed roadway regulations. The Board will include public hearing for updates to the Subdivision Regulations and Site Plan Review Regulations during one of their upcoming meetings.

The Board agreed to meet with Ben Frost regarding Workforce Housing regulations at their March 2010 meeting.

The Board unanimously approved holding the Public Hearing for review of the proposed Zoning Ordinance Amendments on Thursday, December 17, 2009 at 7:30 p.m.

The Board voted to adjourn at 8:30 p.m.

Respectfully Submitted,

Janet Roberts,
Recording Secretary