APPROVED

Planning Board Minutes

December 22, 2020

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu’s Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video.

Members present: Art Urie, Chair; John Hodgson, Vice-Chair; Randy Monti; David Powers; Donna Duclos; and John Kinney, Ex-Officio

Also present: Ken Wells

Minutes of December 8, 2020

Powers - Motion to approve as amended

Hodgson – Second

Unanimous – Vote via roll call to approve

Non-Binding Consultation: Alex Thornton – Used Car Sales; 418 Main Street; Tax Map 27, Lot 393,012 in the Agricultural / Residential Zone

The board did not act on this item as the applicant was not present

Update on Cilleyville Road Lot Merger

Urie stated he had contacted Attorney Serge and he advised that the board needs to make sure the correct party applied for the lot merger / boundary line adjustment – only after they have received ownership of the property and the board needs to receive the wording for the deed of the 22’ strip of land. Kinney stated he had gone through the current deed for the property; however, there is no mention of the 22’ strip of land in the current deed for Tax Map 22, Lot 570,497.

Conservation Subdivision Draft Proposal Review

Monti stated that he felt the board should wait until Teach was present to begin discussing. Hodgson stated the only new input on this was received from Attorney Serge several weeks back. Urie stated the board needed to work on this now and should Teach have any questions or input, she can email Hodgson as he is the point person for this amendment. The board reviewed each section of the working draft. Hodgson inquired if the lot includes non-buildable area in a conventional subdivision and Kinney replied that he is correct. Hodgson suggested that the Subdivision Regulations should include cross-reference to the Conservation Subdivision document. Wells stated the Subdivision Regulations should include what the Planning Boards intent is with this. Urie asked if this is a workable formant and the response was yes. Kinney stated this amendment allows for Cluster Housing. Wells stated that the amendment refers to an RSA; however, this amendment can be more restrictive than the state statute. Kinney stated the RSA may change in the future and the town may not like the revision. Kinney stated that the board may want to consider limiting the multi-family units to 2 units per building and multi-units greater than 4 units should be limited to the Village Zone. Powers responded that he believes that there is no area in the Village Zone with 20 acres or more.

There being no further discussion, the meeting was adjourned at 8:25 p.m.

Submitted by,

Lisa Meier

Recording Secretary