DRAFT

Planning Board Minutes

December 28, 2021

Members present: Nancy Teach, Chair; Donna Duclos, Vice-Chair; John Hodgson; Ken Wells; Dave Powers, Art Urie, and John Kinney, Ex-Officio.

Also present: Jon Warzocha; Jesse Schust; Pat Moyer, Planning & Zoning Administrator and Lisa Meier, Recording Secretary

Teach opened the meeting at 7:00 p.m.

Minutes of December 14, 2021

Duclos - Motion to approve as amended

Powers - Second

Unanimous – Vote via roll call to approve

Reports & Updates

Pat Moyer - Planning & Zoning Administrator

1. Moyer advised that board that The Pine Outlet on Pancake Road has a building permit.

John Kinney – Select Board

1. Kinney advised the board that Brian Signer of B & S Diesel met with the Select Board and there is om U-Haul business; the hours of operation are only later in the evening should there be the need to meet a deadline. Signer also presented a revised preliminary Site Plan Review. The board advised Signer he needs to come before the Planning Board prior to the end of January 2022. Moyer stated that Signer did contact her to get on the agenda and she has scheduled him for January 25, 2022. Signer also asked about demolishing one of the buildings.

Conservation Subdivision Update – Discussion with Jon L Warzocha, PG, Chief Executive Office at Horizons Engineering

Warzocha indicated he is the CEO of Horizons Engineering and works with subdivisions, conservation subdivisions, cluster subdivisions and would like to advise the board of his concerns with the proposed Conservation Subdivision. Warzocha presented a plan of one of his subdivisions with is 70 acres for 20 lots allowing 1 ½ to 2 acres for each house lot. Should the subdivision have a public water system, there can be more lots with a smaller lot size. There is a rule in New Hampshire that 10 units or more requires community water costing approximately $50,000 per lot to build the system and should the system include community sewer, the cost goes up to approximately $70,000 per lot.

Some of Warzocha’s concerns are as follows:

1. Pushing the projects to the outskirts of town is contrary to the Master Plan.
2. The lot size is puzzling to him and he wonders why smaller lots would not be allowed.

Kinney asked if anyone currently on the Planning Board participated in the last Master Plan update and the response was yes. Kinney asked if the board would do an overlay district as part of the subdivision now or as a next step. Teach asked if there was anything in the proposal that would be a draw-back to a developer and stated that the board needs to be careful how “open space is defined. Hodgson stated that the board has been approaching this proposal from the landowner’s view. Teach asked how the board could red-line the document and Warzocha responded the minimum lot size could be removed. Schust stated that the town owns some easements; however, it is hard to maintain if in an area with infringements. Teach asked if the board should worry about forest management or conservation incentives and the response was no, the land itself dictates what you can do. Warzocha indicated the board should keep the roads shorter than 1000’. Powers stated there should be smaller lot sizes. Teach stated that this would increase the town’s population and student population. Urie recommended removing all incentives. Kinney recommended no incentives be available for under 20 lots.

Teach and Wells will work on revising the document with the discussed edits. A public hearing is scheduled for January 4, 2022 and January 18, 2022.

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

Respectfully submitted,

Lisa Meier

Recording Secretary