PLANNING BOARD **7:00 PM**
June 25, 2013 **TOWN HALL**

PUBLIC HEARING AND BUSINESS MEETING
DRAFT

A. CALL TO ORDER: The meeting was called to order at 7:00 p.m.

B. ROLL CALL: C. Brown, Chairwoman; A. Franciosa, Vice Chairman; B. Mutrie, S. Volpone, T. Santora, Members; G. Parish, Alternate Member; M. Kasprzak, Selectmen's Representative; K. Croteau, Secretary; D. Smith, Circuit Rider Planner
Not Present. Building Inspector, Mark Sikorski; A. Tonry, Member; P Stone, G. Hardee, Alternate Members

C. CONSERVATION COMMISSION CHAIR – Bobbi Burns – Update on reclassification of Wetlands Setbacks.

Conservation Chair, Bobbi Burns distributed a copy of a draft update of Section 8, Wetlands Conservation District, of the Zoning Ordinance. This draft included underlined and italicized comments from the Conservation Commission for discussion.

The Conservation Commission draft contained the following underlined and italicized comments:

Reference	Comment
8.1.7	Should we reference the RSA's related to shoreline & streams in addition or skip altogether?
8.2.1	Is there a better way to say this? Do not want to include ponds created 100 years ago for crop irrigation which have become part of the natural wetlands.
8.2.2	Should we adopt the date the town adopted the list of prime wetlands?
8.2.4	Why wouldn't we say the most recent versions and add "or any future New England Commission charge with the same responsibilities?
8.4.2.1	Shouldn't the Best Mgmt book reference any future amendments versus a specific one? Who defines "significant increases"? How does the town determine if soil erosion will happen?
8.4.2.4	Shouldn't we mention such as walking or should we exclude this line?
8.5.2	What's septage?
8.7.2	Mark West commented that this is burdensome, but it only applies to road and utility construction.
8.8.1	Date needs to be verified.
8.8.3	Mark West thought this was too tough. Do we even need it? By law don't we have to allow people to build on a buildable lot?
8.9.1.1	Mark West thought this should be just a guide. Do we want to require a wetland scientist review of the site? Is this too burdensome especially in cases of sheds or something small? Verify with Building Inspector and ZBA how maps are used today? Doesn't 8.2 "Delineation Requirements" basically require a wetlands scientist every time?

8.9.2.2	Shouldn't a subdivision be required to have a wetlands scientist? Do they today?
8.9.3.2	Shouldn't a commercial site be required to have a wetlands scientist? Do they today?
8.10	The old ordinance included a 25% limit on poorly drained soils to fulfill the 2 acre minimum. As long as the setback and buffer restrictions are met, does it matter?
Other Issues	1. Do the setbacks create too many categories for the ZBA?
	2. Does wetland conservation district include the wetlands, setbacks and buffers? Do we need to define that under definitions?
	3. Should this ordinance cover the recent restrictions for housing animals and manure storage so that wetland restrictions are not in 2 separate ordinances?

B. Burns explained that she was before the Planning Board to convey what the Conservation Commission was hoping to accomplish, as well as obtain feedback and determine the process to move forward.

B. Burns reported the Conservation Commission had met with Circuit Rider Planner, D. Smith as a first step and then Wetland Scientist, Mark West. At these meetings they were able to identify areas of the ordinance that were confusing. They compared ordinances of surrounding towns and identified good models.

B. Burns asked for comments and questions. Questions asked by the Board included: can a man-made structure become a wetland; is there a date for agricultural era; does the state require a zone on trees; what is the definition and characteristics of a vernal pool; can wetlands be filled in. There was discussion regarding wetland setbacks and wetland buffers and what would be allowed in a buffer.

After discussion, C. Brown asked B. Burns when she thought she could present a final version for the Planning Board's review. B. Burns stated the Conservation Commission could finalize the draft for the Planning Board's July meeting. D. Smith explained, as part of Circuit Rider Planning, he would review the draft and submit comments after the July meeting in preparation for a joint meeting.

C. Brown asked that the Conservation Commission update be added to the Planning Board's July agenda.

C. Brown thanked B. Burns for her presentation and extra work.

D. REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES – May 28, 2013

C. Brown asked that the minutes from the April 23, 2013 meeting, page 2 paragraph 1, be amended to read as follows:

~~Although~~ *The* school across the street is designated as a Drug Free Zone~~,~~. ~~a~~ A *Drug Free Zone* ~~it~~ has no restrictions on alcohol *that would affect this property*.

B. Mutrie referred to the misspelling of a name on page 2, paragraph 3 of the May 28 minutes.

MOTION: To approve the minutes of the May 28, 2013 meeting as amended and corrected.
MOTION: T. FRANCIOSA
SECOND: M. KASPRZAK
UNANIMOUS

E. OTHER BUSINESS

1. The Board acknowledged the 6/5/13 minutes of the Ordinance & Regulations Review Committee.
2. The Board acknowledged receipt of the driveway permit from NHDOT for Applecrest Farm Orchards, LLC (Map 5, Lot 14).

F. COMMUNICATIONS TO BOARD MEMBERS

The Board members received an updated member list.

G. ADJOURNMENT

MOTION: To adjourn the meeting at 7:50 pm.
MOTION: M. KASPRZAK
SECOND: T. FRANCIOSA
UNANIMOUS