

PLANNING BOARD MINUTES

6/9/2022

Meeting called to order at 7:00 pm

PB members present; Gordon Peery, John Wengler, Maury Collins and Ethan McBrien
Also present: Lisa Murphy, Jan Perry, Bill Waterston and Keenan Blanchard

Gordon had all present introduce themselves.

Lisa Murphy from Southwest Region Planning Commission was at the meeting to give a presentation to the board and anyone who wished to attend. Lisa explained there are nine regions of planning and Nelson is a member of the southwest region. She asked that any communication between the board and the planning office go through the planning board chair. The SWRPC addresses such issues as housing, traffic, economic development, broadband, and energy as well as other areas. Lisa referred to the OPD, Office of Planning & Development located in Concord, and their Planning and Zoning handbooks as a good source of answers for almost any question you might have. She also referred to the Plan link website as another source to get answers to specific questions and information.

Lisa's presentation continued with a discussion of basic PB documents which include the Master Plan, Zoning Ordinances, Subdivision Regulations and Site Plan Review Regulations. Lisa handed out some copied materials which included some helpful bullets on each of the documents listed above and what they should include. She explained that the only document listed above that is regulatory are the Zoning Ordinances. That means that the Zoning Ordinances need advance preparation, as public hearings are required and warrants written, to be included on the town ballot as they must be approved by vote. The 3 PB documents only need public hearings to be changed. Lisa recommended to the PB that they add workforce housing to the zoning ordinances as well as a chapter on housing to the master plan. As of right now Nelson does not have Site Plan Review Regulations, which Lisa thinks the PB may want to consider. There will be funds available in the next few months, for towns like Nelson to apply for, to get assistance in writing land use documents like the zoning ordinances and master plan. Lisa also said there is a lot of state funding coming that is housing related and the only way to get in on it is to have it written into your zoning ordinances and master plan.

Gordon moved to accept the minutes from the last meeting and Ethan seconded. Vote 4-0 in favor of accepting the minutes.

The PB handbook discussion will resume at the July meeting.

The meeting was adjourned at 8:22 PM. Respectfully submitted.

Karen Castelli, Planning Board Clerk

Gordon Peery _____ Dave Bower _____

Ethan McBrien _____ John Wengler _____

Maury Collins _____

