

JOINT MEETING- SELECTBOARD-PLANNING-ZONING

09/17/2024

Meeting called to order at 7:24 pm

Selectboard members present: Brenna Kucinski, Mike Blaudschun and Don Carlisle

PB members present: Mike Ezell, Dan Bishop, Sandy Mackenzie

ZB members present; Bill Dunn, Jim Newcombe, Robert Roland, Andy Lorette, Keenan Blanchard

Also present: Edie Drinkwater, Exec Admin and Karen Castelli, Clerk.

Mike Ezell, Planning Board Chair, started by saying 1 ½ to 2 years ago the Selectboard asked the Planning Board to look at Articles 11 & 12 and Condominium Conversions as they were not mentioned at all in the Zoning Regulations. After looking at the RSA's and 7 surrounding towns the rewritten articles and added verbiage for condo conversions were drawn up and revised many times after discussion at planning board meetings, consultation with attorneys at the Municipal Association and guidance from Carol Ogilvie of SWRPC.

Article 14- Mike E said he thought it better to add a new ordinance to define condo conversions. The Municipal Association said just having it in the subdivision regulations was fine, but clarity in the Zoning Ordinances was okay as well.

Article 12- was defined as Public Access but would now be called Back Lot Development. Mike said the RSA was included and clarification on roads as they are now called platted roads in the article which means they are shown on the plat. Mike said the definition of a private road was it serves more than 4 dwellings, meets construction standards and calls for a waiver of liability. The acreage was also changed to 11 acres with discussion at the last planning board meeting to make it 12. Bill Dunn argued for the 12 acres as it would more than likely still allow 10 acres for current use. It was a consensus by a show of hands to make it 12.

Article 11- It was strongly suggested by SWRPC to call it Alternative Development. The draft is substantially based on Harrisville's zoning article.

11:3 regarding workforce housing was put back in. It had somehow been dropped in a revision.

11:4 is crucial stating all residential subdivisions shall use the Conservation Subdivision if more than 4 lots are being created, or the subdivision requires a new road or the number of dwelling units on a lot exceeds 4.

11:4:3 addresses frontage lot size and setbacks

11:4.8 Mike said 50% open space being permanently protected was the most restrictive he saw in any surrounding towns.

Meeting was adjourned at 8:38pm

Respectfully submitted:

Karen Castelli, Zoning Board Clerk

Brenna Kucinski _____

Mike Blaudschun _____

Don Carlisle _____

Mike Ezelle _____

Dan Bishop _____

Sandy Mackenzie _____

Jim Newcombe _____

Andy Lorette _____

Robert Roland _____

Keenan Blanchard _____

Bill Dunn _____