

PLANNING BOARD MINUTES  
MEETING OF JANUARY 17, 2008

Members Present: Chairman Cliff Broker, Selectmen Tom Mullins, Richard Doucette, Alan Hofmann, Sue Roman

Attendees: Planning/Zoning Secretary Mary Smith, Selectman Dave Klumb, MJ Turcotte, President Pillsbury Lake Management, and residents Peg Foss, Sally Embley, and Jack Chwasciak.

7:05p.m. Minutes from meetings of December 20, 2007, and January 3, 2008, were reviewed. Richard Doucette made a motion to accept the minutes as written, seconded by Tom Mullins, passed unanimously.

7:10p.m. Chairman Broker opened the public hearing on Groundwater Ordinance. Sue Roman read background material for the ordinance which is to be included with the article at Town Meeting and is attached to these minutes and is a part hereof. After a brief discussion, Chairman Broker asked for any public comment. Jack Chwasciak, resident at 140 Frost Lane and employee of NH DES, spoke in favor of the ordinance. He feels that an ordinance such as this is long overdue and that it should be a minimum for any town. He encouraged everyone to endorse the article to protect the Town.

Chairman Broker asked for a vote. Member Doucette made a motion to accept the ordinance; it was seconded by Selectman Member Mullins and passed unanimously.

7:25pm Chairman Broker closed the public hearing on the Groundwater Ordinance and opened the hearing on Flood Plain Management. The changes in this article come to us directly from the State Office of Energy and Planning. By adopting the amendment, the Town will remain eligible to participate in the National Flood Insurance Program. There will be new maps produced by FEMA for the Flood Plain Area in late summer or fall of 2008. At that time, the Town Selectmen can approve the maps by resolution. Chairman Broker asked for public comment. The question was asked if this ordinance would restrict building. There is that possibility.

Chairman Broker asked for a vote. Member Doucette made a motion to accept the ordinance; it was seconded by Selectman Mullins and passed unanimously.

7:30 pm. Chairman Broker closed the public hearing.

Following the Public Hearing, the Board held a work session on the 4% Town-wide Growth Ordinance and the 2% petition article from Pillsbury Lake. Everyone reviewed the proposed 4% articles as written by Sue Roman. After a brief discussion, there were no objections to the ordinance as written and it will be brought to Public Hearing on January 31.

Chairman Broker asked if anyone had an objection to the 2% limit proposed at Pillsbury Lake. Selectman Member Tom Mullins brought up the questions raised in letter received from Town Counsel, Bart Mayer. It questioned whether the 2% limit proposed is supported by sufficient factual information. He also noted that he is unaware of any case where a town adopted a growth management ordinance which applied only to a limited portion of the town. Dave Klumb stated that the Pillsbury Lake District is currently under a moratorium by the State. If the Town issues a building permit for a new dwelling in the District, it would have to have its own well and septic. Chairman Broker stated that it was his opinion that the 2% was reasonable. Member Sue Roman raised the question as to whether or not the Board could present our own legal findings to back up the 2% and add them to the Warrant Article. At the very least, the Board could state its own findings on justification and read them into the minutes of the Public Hearing on January 31. Another concern of the Board was that there is no expiration date in the Petition Article as it is written.

It was decided that representatives of the Board will meet with Paul Sanderson, Municipal Attorney, to discuss the concerns raised during this meeting.

Old business: The on-site wastewater treatment article will be added to the Article IV of the Zoning Ordinance. The signed notice of voluntary merger by Stephen and Judi Hayes of 16 Brookfield Circle, Map 10, Lots 118, 119 and 120, was received on January 16 with the appropriate fee. The form was signed by Chairman Broker and will be recorded at the Registry.

8:10p.m. Richard Doucette made a motion to adjourn; it was seconded by Sue Roman and passed unanimously.

Respectfully Submitted,

Mary Smith  
Acting Secretary