

1 **PLANNING BOARD**

2 November 19, 2014

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4 **ATTENDEES:** Arnold Rosenblatt – Chairman, Sally Wilkins – Vice Chairman, Cliff Harris, Michael
5 Dell Orfano, Gordon Leedy, Richard Hart – Conservation Commission, John D’Angelo – Ex Officio,
6 Marilyn Peterman – Alternate, Colleen Mailloux – Community Development Director

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8 **ABSENT:**, Eric Hahn – Alternate, Allen Merriman – Alternate

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10 Arnie opened the work session at 7:30.

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12 **DISCUSSION:**

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14 Colleen provided an overview of the materials included in the work session packet. The first item to
15 discuss is the structure definition. Language was provided at the last work session which clarified that,
16 for the purposes of Zoning and Building, a structure is greater than 32 square feet. The Board at that
17 time asked for additional clarification to make it clear that the ordinance should not be circumvented by
18 creating multiple attached structures of less than 32 square feet. The Board discussed the existing
19 definition of structure as “intended to shelter people, animals or chattel”. After discussion, John
20 suggested revising to read “people, animals, equipment or other chattel”. Sally asked for clarification to
21 be included regarding temporary structures in the building ordinance. Colleen stated that language will
22 be inserted to read that “Temporary structures do not require a building permit”. Temporary structures
23 are defined elsewhere in the Building Ordinance. John moved and Marilyn seconded to post the
24 proposed amendment as presented in the staff memo and as amended during Board discussion for a
25 public hearing on December 17. All were in favor.

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27 Colleen stated that Town Counsel, Bill Drescher, had reviewed the proposed Workforce Housing and
28 Innovative Housing ordinances and provided comments. Colleen addressed Bill’s comments on the
29 Workforce Housing Ordinance and provided the Board with a version of the proposed language that she
30 edited based upon the recommendation of Counsel. Colleen stated that Bill recommend clarifying the
31 concept, design review and final review processes. Gordon stated that under the RSA, design review
32 locks in the regulation. A design review phase will be inserted as item D. and Item E will be renamed
33 Final Review.

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35 The Board discussed item i under the General Criteria and Gordon recommended removing the
36 reference to the RSA and to insert a reference “in compliance with the spirit and intent of the ordinance
37 and the master plan”.

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39 Arnie made a motion to post the proposed Workforce Housing Ordinance with the amendments
40 discussed for a public hearing on December 17 and Marilyn seconded. All were in favor.

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42 Colleen stated that the Board received a revised draft of the IIHO ordinance with today’s date written at
43 the top. Colleen noted that the ordinance number is Section 4.14 which should be revised to 4.16.
44 Colleen pointed out edits that were made in response to Counsel’s review: adding that each IIHO
45 development type is permitted by Conditional Use Permit and are subject to the general standards of
46 CUPs in Section 3.18. The related “additions/deletions” language was amended to state the property is

47 in conformance with the dimensional requirements of the zone, (inserting) “or meets Planning Board
48 standards for the reduction in dimensional requirements”. Arnie stated that posting the proposed
49 amendment for public hearing is not binding on future decisions. Colleen said that the Board is deciding
50 whether or not to post amendments to be discussed at the Public Hearing on December 17th. After
51 public hearings, the Board will make a decision if it would like to place any of the proposed
52 amendments on the warrant for town vote. Arnie moved to post the IIHO ordinance as amended for a
53 public hearing on December 17. Marilyn seconded. All were in favor.
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55 **OTHER BUSINESS:**
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57 Colleen informed the Planning Board that the Zoning Board of Adjustment had approved the
58 administrative appeal of the Planning Board decision regarding the Connor Court Senior Housing
59 Development. The Board requested that a meeting be held with Bill Drescher to discuss the timeline
60 and process for the next steps of the project. Colleen stated that she would find out Bill’s availability for
61 December 2.
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63 Gordon made a motion to adjourn with John seconding.
64 Meeting was adjourned at 9:15PM.
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