

1 **PLANNING BOARD**

2 October 21, 2015

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4 **ATTENDEES:** Arnold Rosenblatt – Chairman, Sally Wilkins – Vice Chairman, Cliff Harris, Michael
5 Dell Orfano, Eric Hahn – Alternate, Richard Hart – Conservation Commission, John D’Angelo – Ex
6 Officio, Colleen Mailloux – Community Development Director
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9 **PUBLIC HEARING**

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11 Arnie opened the public hearing on the proposed amendments to the Non-Residential Site Plan
12 Regulations at 7:30pm. Colleen stated that the Board has copies of the draft Landscape Standards,
13 Architectural Standards and Administrative Provisions amendments, revised per the September
14 worksession discussion. No members of the public had a comment on the regulations. Arnie asked for a
15 motion. Gordon moved to adopt the revisions to the Non-Residential Site Plan Regulations as
16 presented. Cliff seconded. All were in favor and the motion passed unanimously. Colleen will make
17 sure that the revised regulations are updated on the website and will provide the Board with new copies
18 of the NRSP regulations.
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20 **WORKSESSION**

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22 Colleen stated that the Board has in front of it draft language for proposed 2016 Zoning Amendments.
23 Arnie asked if this language has been reviewed before. No- we discussed these in general in August,
24 and Colleen has developed the language for the Board to review and comment on.
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- 27 • Mobile Homes /Trailers – Colleen explained that revisions were made to change the reference to
28 the state tax office and the waste water regulations. The ordinance would continue to allow
29 travel trailers to be stored, unoccupied, in all areas of town. Properties upon which construction
30 is taking place may use a trailer for temporary occupancy during construction for a period of 3
31 months, which may be extended by the CD Director. A trailer may be occupied on a lot for no
32 more than 30 days in one calendar year. Arnie requested changes to the construction trailer to
33 ensure that this is for residential properties under construction and is not applicable to
34 commercial job site trailers. Colleen will amend the language. Arnie asked about 30 days in a
35 calendar year. Sally stated that if the in-laws come to visit, they can park the RV in the driveway
36 and can sleep in it. She has no issue with that language. A shorter period of time was
37 recommended. Sally stated that 30 days in a calendar year seems acceptable.
 - 38 • Consistency with Workforce/IIHO – Housekeeping. No members of the board had any
39 comment.
 - 40 • Personal Wireless Services – Arnie asked if there was a change in statute that requires these
41 revisions. Colleen stated that the current ordinance conflicts with RSA 12K:10 and the proposed
42 changes will correct that. The Board had no additional questions.
 - 43 • Elderly Housing Density – Colleen stated that the elderly housing ordinance includes a provision
44 for a net tract area of 1 acre per dwelling unit. When combined with the IIHO density bonuses, it
45 provides a double bonus for elderly housing developments and should be deleted. Mike asked if
we are deleting the bonus for elderly housing? Colleen clarified that there will still be a bonus

46 through the IIHO bonuses for age restricted housing, but we will remove the “double dip”. The
47 board had no additional questions.

- 48 • Board of Adjustment – Colleen recommends changes to several references that are inconsistent
49 with state statute and clarifying language regarding alternates to the ZBA. The Board discussed
50 the requirement that a member of the ZBA shall serve no other elected office or position. The
51 interpretation has been that this provision does not apply to the existing alternates. The Board
52 requested revised language to clarify that no ZBA member or alternate should hold another
53 elected office or position. Colleen will make that change.
- 54 • Administration – The section has been reorganized. No qualitative changes were made, but the
55 section has been amended for clarity. The Board had no questions.
- 56 • Recreational Uses- Colleen reviewed the draft language proposed. The Board stated that a
57 definition is needed for “non-commercial recreational uses”. Colleen will create a definition for
58 review at the next meeting. Colleen stated that the standards for recreational uses are those that
59 are currently in the zoning ordinance in terms of site lighting setbacks, noise restrictions, etc.
60 Sally recommended eliminating language on setbacks, buffers, parking, etc. and moving sanitary
61 facilities to the next section. It will be subject to site plan approval, which reviews setbacks,
62 parking, buffers, mitigation of traffic impact, emergency services. Arnie stated that this is a
63 significant change. Colleen and Sally agreed. Sally stated that this is a significant change, but
64 was recommended by a consultant and is being recommended by the planner and we should
65 consider it. Rich asked about the 60 decibel sound limit. Sally stated that the 60 decibel limit is
66 not a noise provision, it is an anti-ATV/motor vehicle provision. Colleen, the language does
67 reference the compliance with the nuisance provision which covers noise other than the motor
68 noise. Sally, this is a drastic change and a worthy one, suggested striking the items that are
69 currently covered in site plan review and to keep what is specific to this proposed use. Arnie
70 polled the board. Eric stated we could tackle it as written, but need a definition for non-
71 commercial recreation. Cliff concurred. Mike agreed with Sally’s recommendation regarding
72 site plan. Mike asked what are we trying to achieve. Colleen – right now recreation is not a
73 permitted use unless it is an accessory to another use. Sally, that language was presented by
74 petition and we have struggled with it. Mike – you need a definition for commercial. Arnie – if
75 there is a satisfactory definition of commercial, is the Board comfortable conceptually with this
76 material change. Consensus that the board is comfortable with moving forward with the
77 language. Arnie expressed concerns. Colleen – need a definition of non-commercial. Will bring
78 this back to the Board. These still need to be posted and to have two public hearings. Moving
79 forward with language and posting allows you to test the waters and see what the public says. A
80 discussion of a non-commercial use ensued, including limitations on the number of occasions
81 that the facility is used. Eric, frequency has a lot to do with commercial vs. non-commercial.
82 Colleen will prepare additional language.

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84 Colleen discussed the Reed v. Gilbert Supreme Court decision regarding content-based signage and
85 recommended that there may be areas of our sign ordinance inconsistent with the court’s determination.
86 Arnie requested that Town Counsel be consulted for his opinion of the decision and its implications on
87 our ordinance.

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89 Colleen stated that ZBA members have offered suggestions of potential zoning amendments, in terms of
90 commercial use along Route 101 and addressing the floor area ratio definition. ZBA suggested a joint
91 worksession on zoning amendments will take place at the next PB worksession, November 18.

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Cliff made a motion to adjourn with John seconding.
Meeting was adjourned at 8:50PM.