

1 **PLANNING BOARD**

2 August 19, 2015

3  
4 **ATTENDEES:** Arnold Rosenblatt – Chairman, Sally Wilkins – Vice Chairman, Cliff Harris, Michael  
5 Dell Orfano, Gordon Leedy, Allen Merriman – Alternate, Richard Hart – Conservation Commission,  
6 John D’Angelo – Ex Officio, Colleen Mailloux – Community Development Director  
7

8 Arnie opened the work session at 7:30.  
9

10 **DISCUSSION:**  
11

12 Colleen reviewed the 2016 Zoning Amendment calendar. Through September and October, the  
13 Planning Board will review proposed zoning amendment language so that final language can be posted  
14 in November/December with public hearings planned for January 6 and January 20, 2016. These dates  
15 will allow for appropriate posting and public notice in compliance with statutory timelines for town  
16 meeting. The first day for petitioned zoning amendments to be submitted to the Town is November 9.  
17 The last day to submit petitioned amendments is December 9. Colleen stated that other town boards and  
18 commissions have been asked to consider recommendations for possible zoning amendments they would  
19 like the Planning Board to consider. It is anticipated that requests submitted by other town boards will  
20 be brought forth to the Planning Board at its October and November worksessions.  
21

22 Colleen stated that a list has been compiled of recommended zoning amendments that the Board may  
23 want to consider for 2016. Before she drafts language, she wanted to review the recommendations with  
24 the Board, and will come back in coming months with proposed amendment language. Most of the  
25 proposed amendments are housekeeping, but some of the recommendations will require more discussion  
26 and input from the Board.  
27

- 28 • Mobile Homes and Trailers – recent questions have been raised because the language regarding  
29 trailers (recreational vehicles/campers, etc) are vague. Language in the existing ordinance is also  
30 outdated and needs to be revised. Cliff recommended incorporating language that allows for  
31 temporary occupancy in a trailer on a lot upon which a home is being reconstructed – i.e. a house  
32 that has burnt and is temporarily unlivable. Colleen will look at what area towns allow and will  
33 prepare draft language.
- 34 • Personal Wireless Service Facilities – changes in state statute require revisions in the town’s  
35 ordinance to bring it into compliance. Statute now expressly prohibits the town from requiring  
36 site plan review for co-location projects. Consensus of the Board is that Colleen should prepare  
37 draft language that will bring the ordinance into compliance with statute.
- 38 • IIHO/Workforce Housing – Housekeeping amendments to change references to affordable  
39 housing to workforce, to revise a table number reference. Colleen will prepare language for  
40 review.
- 41 • Historic District Ordinance – currently states that “repairs” require a certificate of approval from  
42 the HDC, and regulates mature tree removal, with is inconsistent with current practice and  
43 statutory authority. Staff will work with the HDC to prepare revisions and submit to the Board  
44 for consideration.
- 45 • Elderly Housing – a density reference needs to be deleted to avoid a “double” bonus for elderly  
46 housing.

- Board of Adjustment – revisions to reflect current statute are recommended.
- Administration – formatting errors have led to confusion and misinterpretation of this section. Colleen will propose alternate headings and organization for this section.
- Recreational uses – currently there is not a consistent definition and standard for recreational uses throughout the ordinance. Colleen recommended that consistent language be developed and used throughout the ordinance and that the Board consider revisions to allow non-commercial recreational uses in the Town. Currently recreational uses are only permitted as an accessory use. Sally discussed Joshua’s Park and that the community garden/agricultural use had to be the primary use of the site in order to comply with the ordinance. Arnie expressed concern and asked for “non-commercial recreation” to be clearly defined. The Board discussed concerns with past projects, and recommended that Colleen prepare draft language for further discussion.

#### **OTHER BUSINESS:**

John and Colleen reviewed the Board of Selectmen’s Strategic Planning Process. John asked for input on Planning Board priorities for initiatives for the Community Development Department. A discussion on initiatives for the Town followed. The consensus of the Board was that implementation of sewer infrastructure along the 101A corridor is a priority, from a development perspective and for preservation of water quality within the Pennichuck watershed. The Board recommended that the BOS consider funding approximately \$25,000 for a baseline sewer study that would include a planning level design for the sewer layout, recommendations for agreements with Merrimack and/or Nashua, construction cost estimates, and recommendations for funding.

The Board also identified as a priority the preservation of open space. Arnie discussed the open space land acquisition article which was approved by the town several years ago, however, no funds were authorized to be expended by the BOS. Consensus of the Board is that preservation of open space, not just forest, but also preservation of agricultural land and fields helps to preserve viewsheds.

Colleen stated that draft Landscape Standards and Architectural Design Standards would be reviewed at the September worksession and the Board would revisit zoning in October.

Cliff made a motion to adjourn with Sally seconding.

Meeting was adjourned at 9:30PM.