

42 work with the Planning Board throughout public meetings and hearings to get the plan
43 adopted. The Selectman should be included as well. The idea would be to establish
44 priorities of improvements throughout the town. Schools, town buildings, etc. Steve
45 asked if we envision any capital improvements in our community. Art discussed the
46 "informal CIP committee" we currently have in place. The Selectmen and Budget
47 Committee receive requests from various department heads, review the requests, and
48 take any action necessary. They know what the Towns equipment needs are and have
49 a tracking system about the age of vehicles and replacements needed. Steve said that
50 is a great start.

51
52 Hillary asked if the spending of the funds for a CIP would have to be voted on at Town
53 Meeting. There was discussion about reviewing the RSA's on adopting a plan. While
54 the discussion was ongoing, Joshua reviewed the RSA and found that the Selectmen
55 would authorize the Planning Board to create and adopt one. There was discussion
56 about requirements of registering the Plan with the State. Jim felt that about 10 years or
57 so ago we had a functional CIP so we may not be reinventing the wheel. Cheryl
58 suggested asking Ben if he has anything on record since once it's adopted you would
59 have to give a copy to the Town Clerk.

60
61 Steve addressed impact fees and said the fees are used to increase the capacity of the
62 roadway, traffic signals, turn lane, or widening of roads and things like that. It takes
63 staff to manage the fees. Steve felt that what we really want is to condition approvals
64 on road improvements, which is called an Exaction, and that gets paid into the CIP fund.
65 Exactions were discussed further.

66
67 In a town this size, it doesn't make sense to do impact fees. Jim said impact fees on
68 residences don't make sense. Hillary said it sounds like it makes sense to focus on the
69 Zoning Ordinance that allows the Planning Board to be sure things are built adequately
70 rather than implement impact fees.

71
72 Discussion moved to the Master Plan: For the CNHRPC to help prepare the Master
73 Plan the total charge would be \$16,000. \$12,000 of that fee would come from the Town
74 and \$4,000 from CNHRPC. Steve recommended doing it over a two year period. Art
75 pointed out that the Master Plan hasn't changed much since its development. Hillary
76 asked about making sure our Zoning Ordinance supports the goals of the Master Plan.
77 Art stated that is the reason we've been looking at the goals in the Plan at our meetings,
78 to be sure the Ordinance and Master Plan work together. Art felt we should consider
79 getting CNHRPC involved as a consultant and get the best bang for our buck. They
80 should look at what we have, critique it and give suggestions and ideas. We do have a
81 Master Plan, we do have a quasi CIP and the one area we're finding we may be weak
82 in, is the Zoning Ordinance. It does present problems from time to time. Zoning should
83 be set up so that everything jives and then enforcement can do what they need to do,
84 so it's all cohesive.

85
86 Steve passed out a sample Table of Principal Uses he prepared after reviewing ours. It
87 contains 30-40% more uses than we currently have. We should look at what districts

88 the uses might be applied to. Steve didn't feel we need more districts but felt some of
89 the commercial should be in an industrial district, out by Exit 17 for example. Our
90 Industrial Commercial uses are all over the place and could use some work.

91

92 There was general discussion about special exceptions and conditional uses, and how
93 other towns use them.

94

95 There was discussion about nuisance ordinances and whether or not they belong, and
96 also about cluster divisions. Steve discussed a Code of Ordinances that covers all
97 ordinances in town, regardless of which Board creates it. Every ordinance is adopted
98 independently and put together into one book as one reference. Most towns use the
99 Muni Code company out of Florida and have online access to the ordinances.

100

101 Art asked if we would like to entertain talking to CNHPRC further with an eye toward
102 looking at our Zoning Ordinance and tweaking it. Tyson would like them to look at the
103 conditional uses and special exceptions as well.

104

105 Steve thinks we need to expand the Table of Uses. The Zoning Ordinance has some
106 very good things in there that are very innovative, and some things that have been
107 hanging around for a while. The telecommunications area needs to be rewritten, but that
108 is true of the State of NH with all the regulation changes that have happened.

109

110 Art said we need to talk about exactly what we want them to do and how to move
111 forward. We need to talk about budget etc.

112

113 The time with Steve ended with the Board asking CNRPC to give them a price for
114 reviewing our Zoning Ordinances and, based on cost, the Board will determine how to
115 move forward.

116

117 The RSA Steve refers to during the discussions is RSA 674:21.

118

119 **Other Business:**

120

121 The Board received documents relating to property owned by Janet Robinson. Ms.
122 Robinson is interested in selling the property and asked the Town if they had any
123 interest. The Board briefly discussed the topic and referred it back to the Board of
124 Selectmen with a suggestion that they approach the school district.

125

126 A motion was made to adjourn and seconded. Meeting adjourned.

127

128 Lori Gabriella, Secretary

129

130

Next meeting: October 13, 2015 7:00 p.m.