

1 Planning Board – Final Minutes

2 Tuesday January 2, 2024, Town Hall

3 Members Present

4 Greg Meeh (Chair), John Schneider (Vice Chair), Anne Dowling, Kent Ruesswick
5 (BOS rep), Rich Marcou, Logan Snyder, Hillary Nelson (alternate)

6 Others Present

7 Mike Tardiff, Director, Matt Monahan, Senior Planner, CNHRPC: Kal McKay
8 (Admin. Asst. town office, observing)

9 Members Absent

10 Joshua Gordon, Ben Stonebraker (alternate)

11 Agenda

12 1. Call to Order

13 Greg Meeh called the meeting to order at 7 pm.

14 2. Previous Minutes, December 19, 2023

15 Greg requested changes to clarify the previous Minutes at lines 50-56
16 regarding ADUs. Also, a deletion on line 67, rewording at lines 123-4
17 regarding congregate care facilities, and a correction at line 132 from 15 to
18 1500 sq ft. Logan Snyder moved to approve the amended Minutes and Kent
19 Ruesswick seconded. There being no further discussion, members voted to
20 accept the Minutes with the changes made this evening.

21 3. Warrant Article documents for zoning amendments

22 In the previous week Greg Meeh and Joshua Gordon had worked for some
23 hours on the draft zoning amendments from CNHRPC staff. The edited drafts
24 had been circulated in advance.

- 25 • Members worked on Article 6, Cluster Neighborhoods first with Matt
26 Monahan. There was lengthy discussion about terminology, and it was
27 agreed to use the terms 'Designated Open Space' and 'Common Open
28 Space', with definitions for both to be included. The term 'CU Permit'
29 was to be used throughout. It was agreed that there should be clarity
30 about what was to be in a Residential Cluster and what was

Commercial, and make clear both types could have density bonuses, which could be listed in a separate section. The 'Farmstead Alternative' was to be used instead of 'Farmhouse', to include both farmhouse and accessory buildings. Matt Monahan took notes for changes and further edits to be made. Greg also took notes.

- Mike Tardiff distributed the edited text for Article 18, Accessory Dwelling Units (ADUs). Members agreed to clarify the difference between Attached and Detached, or standalone, ADUs. There were some further edits, for example regarding adequate parking spaces, and separate 911 appropriate addresses. The environmental rationale for shared driveways was explained. In terms of waivers, the phrase 'spirit and intent' was to be removed and the original language focusing on information supplied to the Planning Board reinstated. There were further minor edits for the next draft.
- The issue of whether to take out the 500 ft separation between principal residence and ADU was tabled for the next discussion. There was discussion about the issue of enforcement of density, knowing that there are residents who are renting multiple spaces on their properties.

Mike Tardiff suggested that the Board meet with them again on Thursday at 6 pm, to go over the next drafts, which would be cleaned up to no longer show multiple edits. Secretary to ascertain which meeting room was free and notice this as a public meeting. Legal review of the draft texts could be sought after they are posted publicly and before they are discussed publicly on January 18.

4. Adjournment

Kent moved to adjourn, and Logan seconded. All voted in favor, it was 9.24pm.

Respectfully submitted,

Lois Scribner, secretary