

1 **Final Minutes - Planning Board Work Session**

2 **July 26, 2022**

3
4 **Members Present**

5 Greg Meeh, (Chair), Scott Doherty (Vice Chair), John Schneider, Kent
6 Ruesswick, (BOS rep), Lucy Nichols, Anne Dowling, Logan Snyder
7 (alternate)

8 **Absent**

9 Joshua Gordon

10 **Others Present**

11 Mike Tardiff, Director CNHRPC

12 **Agenda**

13 1. **Call to Order**

14 Greg Meeh called the meeting to order at 7.01 pm.

15
16 2. **Minutes of June 28, 2022**

17 Scott Doherty made a motion to accept the Minutes of June 28. Kent
18 Ruesswick seconded. All members present voted aye to approve those
19 minutes.

20
21 3. **Master Plan/Plan for Tomorrow Ongoing Work**

22
23 a) **The summaries of the Vision Session discussions**

24 Mike Tardiff spoke about the vision session on June 18. The
25 attendance and energy had been good. Individual email invites

26 helped. The CNHRPC staff had written full summaries, to include
27 competing ideas and a comprehensive record of all the
28 discussions. In the Land Use and Economic Development sessions,
29 the most recurring themes seemed to be about retaining open
30 space alongside creating different types of housing, plus
31 development at Exits 17 and 18, and the issue of infrastructure,
32 especially access to broadband internet. Mike commented if there
33 might be an opportunity to work with Loudon about increasing
34 use of technology. Towns are moving forward, as is Comcast. The
35 surveys and Master Plan discussions provide the base for making
36 the case for better infrastructure.

37
38 In the Natural and Cultural Resources sessions concern had been
39 expressed about climate change and invasive species. Regarding
40 Transportation, Class 6 road policies and pressures are issues for
41 further discussion, alongside interest in specific road issues. There
42 was some hope that a trails committee might be set up in town
43 resulting from Master Plan related discussions. While the ageing
44 base of town volunteers is widely known, it was also
45 acknowledged that some younger attendees had come to
46 participate and that was unusual at these kinds of events, so
47 something to be encouraged.

48
49 Mike asked for feedback on the CNHRPC draft as it had been
50 circulated. It is version 1. Discussion included:

- 51 • What to do moving forward about development at Exits 17
52 and 18 – what kinds of commercial or industrial
53 development is wanted? Should they be mixed use, with
54 residential and retail together? Do other towns ex. Penacook
55 serve as a model for likely pressure on growth in the future?

56 How will development be impacted by zoning and should
57 both Exits be 'commercial'? Greg mentioned later that
58 melding these zones is a goal for Town Meeting – not
59 wholesale change of the zoning - Mike suggested having a
60 meeting specifically for that topic as the next priority, aiming
61 to do that in October.

- 62 • The Center, (called 'the village' in the draft) and issues such
63 as 'walkability' and 'sprawl' where there are not any agreed
64 definitions – also impacted by the lack of a map of the
65 Center Historic District that can show property lines (rather
66 than describing past ownership in metes and bounds
67 language) – should cluster development be allowed in that
68 zone? Perhaps there should be a public meeting held
69 specifically to invite discussion about the Center and what
70 kinds of developments might be welcome and appropriate –
71 some of these ideas could be included in the rewrite of
72 Chapter 6 on Land Use (ex. pocket neighborhoods, types of
73 cluster developments based on the definition currently in
74 the ordinance) – many towns are also dealing with the
75 problem of needing more housing options other than
76 MacMansions – both cluster and multi family types of
77 housing require more discussion and education of relevant
78 issues – It was noted that the **ZBA will be holding a hearing**
79 **for the proposed Boyce Road 'multi-family' application on**
80 **Wednesday August 17.**
- 81 • Tax base issues – should there be more discussion about
82 whether development really does reduce the tax base of the
83 town – generally it is the cost of public schools that drives
84 the tax base in NH towns and the number of school age
85 youth is declining overall – what incentives should be in

place to encourage certain types of businesses and how can these 'tools' be used?

- The new requirement from the State Legislature to present a written 'findings of fact' regarding a decision on an application – this is new, and towns are learning what it means. **Mike will ask Matt M from his office to provide the Planning Board with information regarding this new requirement.**
- What further steps are needed to fund this ongoing work with the CNHRPC office? Is this year's work already budgeted for in the \$8000 in the budget for the Planning Board or is that spent? Mike indicated they could be flexible, either having more than two phases, or drawing on grant funding if needed – **Mike would talk to Ken Folsom about that and ask Kent and Greg to be involved if necessary**
- Thinking about the format for the Land Use chapter still to rewrite – Chapter 6 – it could be shorter than in the past, with appendices – and more graphics included – Mike's office assisted the town of Sutton with their new Master Plan in this way and felt it was successful.

b) Moving forward – next steps

Mike suggested stepping back and thinking about the policy priorities, and then at a later stage, **have a sub-committee of his office staff and a couple of Planning Board members work on the redrafting once those priorities and key issues are resolved in discussions and then bring that to the full Board for feedback.** Also, the Board could work on two key chapters (the Vision Statement and Land Use chapter, for instance) and

116 take those forward to Town Meeting rather than having to
117 complete the whole document by February 2023.

118 It was agreed:

119 1) **August 23 meeting: Greg to invite Matt and Matt B from**
120 **CNHRPC office to attend** to discuss the land use issues
121 (definitions, types of cluster housing and multi family
122 development, Conditional Use permits, Center Historic
123 District property map, use of graphics).

124 2) **September 27 meeting** – Mike can attend again to help with
125 next steps.

126 3) **October 25 meeting** – could be the occasion to bring in
127 residents of the Exits 17 and 18 neighborhoods and hold
128 public discussion specifically about those issues – possibly in
129 the Quaker Meeting House? Maybe with remote access?
130 **Lucy offered to show anyone round that building to see**
131 **what it had to offer.**

132
133 5) Other Business

134 a) Greg noted that Tyson had retired as the representative from
135 Canterbury on the Regional Planning Commission. Kent
136 nominated John Schneider to replace Tyson. Greg seconded. All
137 voted in favor. There is a form to fill in, for John's appointment by
138 the Select Board. **Kent to get that form ready.**

139
140 b) Anne Dowling has resigned from the Upper Merrimack River Local
141 Advisory Committee, so someone needs to be volunteered for
142 that seat too – Adrienne Hutchinson from Canterbury is still on it
143 – **Kent to approach the Conservation Commission to see if they**
144 **know of anyone.**

146 c) Invasive Species – Greg noted the concerns about this problem
147 and that he had talked with Geoff Hubbell about his training
148 about dealing with them as one would a fire, putting out spots as
149 they spread - it was suggested that the Master Gardener program
150 could be approached to ask for more input with education about
151 invasive species – **Kent to ask the Master Gardeners about this.**

152
153 d) The Storage Unit on Oxbow Road – Lucy noted that Joe Levitt had
154 died last November. That project is unlikely to move forward.

155 **ACTION ITEMS**

- 157 • **Mike – contact Ken Folsom regarding the contract between**
158 **the CNHRPC and the Planning Board for the Master Plan**
159 **work**
- 160 • **Greg – contact the two Matts from CNHRPC to come to the**
161 **August 23 meeting (and take notes, if possible, with**
162 **secretary out of town – secretary will type up afterwards**
163 **as minutes)**
- 164 • **Greg – follow up with Kevin Bragg about HDC contact with**
165 **CNHRPC – is that under way?**
- 166 • **Kent – prepare the form for John Schneider to be rep for**
167 **the Regional Planning Commission**
- 168 • **Kent – ask Conservation Commission about UMLAC rep**
- 169 • **Kent – ask Master Gardeners to take up invasive species**
- 170 • **Anyone – ask Lucy if you want to see the Quaker Meeting**
171 **House as a venue for the October 25 public meeting**

172 173 6) **Adjournment**

175 Scott made a motion to adjourn, and John seconded. It was about
176 8:10 pm.

177

178 Respectfully submitted,
179 Lois Scribner, secretary

180

181

182

183

184 Greg -- -to Scott made motion – John seconded – 8.10