

1 DRAFT

2 Minutes of the Planning Board Hearing

3 March 22, 2022, at the Meeting House

4 Members Present

5 Scott Doherty (Vice Chair acting as Chair), Greg Meeh, Anne Dowling, John
6 Schneider, Lucy Nichols, Kent Ruesswick (BOS rep)

7 Logan Snyder (alternate), Hillary Nelson (alternate)

8 Members Absent

9 Joshua Gordon

10 Others present

11 Ann Berry (new alternate)

12 AGENDA

13 1. Call meeting to order

14 Scott Doherty called the meeting to order at 7.03 pm. Scott asked about mask
15 policy for this evening. It was decided to let the group decide. Greg Meeh made
16 motion to have mask use optional. Lucy Nichols seconded. All voted in favor.

17 2. Minutes of March 8, 2022

18 Greg moved the minutes – Anne Dowling seconded – there being no discussion
19 members voted to approve the minutes.

20 3. Election of new Chair and Vice Chair

21 This item on the agenda was tabled until April. Hillary Nelson had researched the
22 byelaws and found that the Chair should be elected in April, so the election for
23 Chair and Vice-Chair will be held on the first meeting in April.

24 4. New members – alternate Ann Berry

25 Scott invited Ann to introduce herself and explain and why she might want to join
26 the Board. Ann was the owner of Canterbury Hall. She said she has more time
27 now and is not doing any other tasks in the town. Greg moved that the Board

28 bring Ann on as an alternate. John Schneider seconded. All members voted in
29 favor.

30 5. Class 6 Road Waiver request (Ayers Road)

31 The Secretary had sent round notes and pictures with observations from the site
32 walk. There was discussion about the observations members had made on that
33 walk and what recommendation should be given to the Board of Selectmen. Scott
34 added concern held by the Fire Department that the road was inaccessible for fire
35 trucks.

36 Anne Dowling made a motion the Board recommend against the waiver request
37 for the reasons outlined in the observations made by the Board on their site walk:

- 38 • The road is narrow in many parts
- 39 • It is bordered by historic stone walls
- 40 • Emergency vehicles will not be able to access - the Fire Department
- 41 would not send trucks there
- 42 • There are several granite ledge spots along the road
- 43 • There are steep gradients in several parts of the road
- 44 • Wetlands are significant - there is water throughout (at this season)
- 45 and Hazleton Brook and Pond lie at the bottom with a beaver dam
- 46 that has shifted the course of the Brook and Pond
- 47 • The land has conservation value
- 48 • The land is a haven for wildlife habitats
- 49 • There is a neighboring town with an interest nearby (Northfield)

50
51 The motion was seconded by John Schneider. All members voted in favor of
52 denying this road waiver request in their recommendation to the BOS. The
53 Secretary to convey this to Jan Stout.

54

55 6. Remote Access for all Planning Board meetings?

56 The Secretary explained how the town has a new system for remote access,
57 with new hardware making GoToMeeting more accessible. It is different to
58 set up in some ways from the old system. Logan Snyder offered to help
59 with the technology, and it was agreed the Board should ask Ken Folsom to

60 help the Secretary set it up and to teach Logan the new system for future
61 meetings.

62
63 There was discussion about the pros and cons of having remote access
64 available for all meetings, particularly for public hearings. There are
65 concerns about participation, intelligibility, misuse, people identifying
66 themselves and so on. Could people come in with an image or just sound?
67 Overall, there was a consensus that such access does enhance accessibility
68 and transparency. Scott had used the remote access from home and found
69 it much improved. So – two issues emerged to clarify with Ken Folsom: 1)
70 can he help with set up on April 12 for hearings that night and 2) can he
71 update the Board with requirements for members to be present or attend
72 remotely? The Secretary to contact Ken Folsom on these questions.

73
74 Assuming this is possible, it would allow the meeting on April 12 to
75 accommodate both a site plan review and a preconceptual discussion
76 where remote access will be necessary.

77
78 7. Planning Board role/future work

79
80 Greg spoke to this, partly for the new alternates and members. He thought
81 the Board did 4 things:

- 82 1. Site plans (conceptual consultations and review, approve, deny or refer
83 (to ZBA)
- 84 2. Consult with BOS on road waivers
- 85 3. ‘Herd cats’ aka Master Plan/Plan for Tomorrow, required to do this by
86 law, and currently the work on the updating of the 2010 Plan has been
87 disrupted by Covid
- 88 4. ‘More herding cats’ aka making changes to the Zoning Ordinance – Greg
89 wanted to highlight the difference between the Ordinance and the Board
90 Regulations – the Ordinance is determined by Town Meeting, and it is law –
91 you have to go to the ZBA for a variance or special exception. By
92 comparison the regulations can be changed without full Town Meeting and
93 are more about the how to do, the processes involved in making
94 applications and so on.

95 There was further discussion about the Master Plan and Table of Uses work
96 that the Board had engaged in the past. Kent had some earlier Master Plans
97 going back to 1980. The earliest such document stemmed from the 1930s
98 when a Depression era Federal Department of Agriculture report was
99 written. Hillary was aware of this document from Mike Tardiff. The town
100 only had approximately 400 people back then. Hillary spoke to the
101 importance of the Master Plan as one of the foundations of decisions made
102 for the town. It is a reference point. It does need updating. Kent wondered
103 about making it more user friendly – digitally accessible. It was agreed that
104 the Board should invite Mike Tardiff, Executive Director of the CNHRPC
105 (Central NH Regional Planning Commission) to return and assist with
106 getting the work going again. He could be invited to come for the April 26
107 meeting, making that a work meeting. Kent pointed out the CNHRPC are
108 being paid and there is money set aside for further assistance.

109
110 There was some further discussion about Table of Uses work. The Board's
111 past experiences suggested it needs to be incremental. But perhaps it is
112 possible to identify some aspects of the zoning ordinance that are
113 particularly in need of amendment and have that as part of the Master
114 Plan, to refer back to when working on updating some of the Table of Uses.
115 Perhaps Mike Tardiff could advise on these issues. The Master Plan is a
116 relative 'neutral territory', as it were, and might enable boards and
117 interests to come together to work for some incremental changes.

118 119 8. New Business

- 120 (i) Lucy said she had got notice of the Concord City Planning Board
121 meeting too late, but she had found Minutes of the February
122 Concord city meeting. It is relevant to the Exit 17 development. The
123 Secretary will forward that on to members – pages 9-10 are most
124 relevant.
- 125 (ii) Upcoming Site walk: Saturday, April 9, meet at 10.30 am in the
126 Quaker Meeting House parking lot. This is to see the MDM Property
127 Management proposed development site on Lot 46. So far Anne,
128 John, Logan and Greg and maybe Scott can make that.

- 129 (iii) Lucy also said she had learned of a Shoreline Permit application that
130 her neighbor has made. There was discussion about whether that is
131 the purview of the State, Code Enforcement, and/or Planning Board.
132 (iv) Aquifer Overlay – Greg raised this as an issue upon which he and the
133 Board could use some further education. What is the significance of
134 the 35% impermeability number that the Board works to? Why have
135 there been several requests for waivers from that? What is
136 reasonable? It was suggested either the CCC could be asked to
137 consult or perhaps Mark Stevens could assist with information.
138 (v) Kent thanked Ann for joining the Board - Kent noted that Alternates
139 are used to make quorum and if needed then, they can vote.
140 Otherwise, if there is a quorum then they can participate but not
141 vote. There was a consensus that the Alternates should not be shy
142 but engage in learning and participating.
143 (vi) Greg said congratulations to Kent for election to the BOS!

144

145 9. Adjournment

146 Greg motion to adjourn and Lucy seconded. It was around 8.37 pm.

147

148 Respectfully submitted,

149 Lois Scribner, secretary

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