

PLANNING BOARD PUBLIC MEETING

TOWN OF LITCHFIELD

Held on September 2, 2014

The Litchfield Planning Board held a meeting in the Town Hall conference room 2 Liberty Way, Litchfield, NH 03052 on Tuesday, September 2, at 7:00 p.m.

MEMBERS PRESENT: Michael Caprioglio (Chair), Tom Young (Vice Chair), Bob Curtis, Russ Blanchette, Jason Guerrette and Michael Croteau (7:15)

MEMBERS ABSENT: Joel Kapelson, Kevin Bourque (Selectmen's Rep) and Joan McKibben (Admin Assistant)

ALSO PRESENT: Jen Czysz (NRPC Senior Planner)

CALL TO ORDER

Mr. Caprioglio called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance.

Public Input:

No members of the public present

1) The Board will continue deliberation on an application by K&M Developers, LLC to subdivide one lot into thirteen residential lots Map K, Lot 9-2. One conventional lot is fronting on Brickyard Drive. The remaining twelve open space development lots are located at the extension of Hamel Circle. There is a request from the applicant to continue to the next meeting.

An email was sent on Monday, August 29, 2014 from Patrick Colburn, Project Manager for Keach Nordstrom Associates: *"On behalf of our clients, K&M Developers, we respectfully request that the Planning Board defer the subject application date specific to the September 16, 2014 Planning Board Hearing. This will allow the applicant's counsel to respond to the request for legal opinion regarding the status of the existing Hamel Circle and the applicant's rights to discontinue the same. As well, the extra time will allow Town staff and consultants time to review the revised plans, submitted to your office on this date."*

Motion: by Mr. Young to continue this application to the meeting of September 16, 2014.

Second: by Mr. Blanchette

Vote Passes: 5-0-0

2) Moose Hollow Update

M. Caprioglio said he had driven by and the site looks good. B. Curtis asked if there was an official sign off or inspection to confirm work is complete. M. Caprioglio will check with J. McKibben to inquire if the site has been inspected by L. Caron or K. Lynch and the status of the bond either expiring or being released.

3) Multi-Family Housing

The Board discussed voter support and reasons for a lack of support for the multi-family overlay ordinance. B. Curtis noted the Board must do what is right for the Town and continue to do its best, meaning it must continue to present the ordinance to the voters. The boundaries of the district need to be updated to reflect changes to the underlying zoning. The board further discussed the various mechanisms for financing affordable multi-family housing and how they have changed over the decades.

M. Caprioglio would like to break down the Impact Fee Ordinance, Impact Fee Methodology and Multi-Family Overlay proposals into digestible information items for the voters. This should be the Board's focus for the next month or two. He will ask J. McKibben about printing costs for outreach materials and whether J. Hoch will be sending out warrant article information the Board can piggyback onto. Staff should work to clean up the Board's Google page for warrant articles and proposed ordinances to make room for this year's materials.

4) 2015 Budget

The Board discussed anticipated costs and budget changes made last year.

Motion: by Mr. Curtis to recommend the Planning Board 2015 Budget be as provided in draft form for the Board's review

Second: by Mr. Young

Vote Passes: 5-0-1

5) Approve Minutes of August 5, 2014

Motion: by Mr. Young to approve the minutes of July 15, 2014

Second: by Mr. Curtis

Vote Passes: 3-0-2

Any Other Items

Mr. Caprioglio stated that Joel Kapelson had submitted his resignation from the Planning Board. Jason Guerrette had indicated he was interested in serving as a full Board member. Joel had also resigned from serving as a representative to the NRPC. M. Croteau expressed interest in filling this seat and J. Hoch had expressed interest in serving as an alternate to NRPC.

Motion: by Mr. Croteau to recommend Jason Guerrette's appointment to the Planning Board

Second: by Mr. Young

Vote Passes: 5-0-1

Motion: by Mr. Guerret to recommend Michael Croteau's appointment to the Nashua Regional Planning Commission to represent the Town of Litchfield

Second: by Mr. Young

Vote Passes: 6-0-0

Motion: by Mr. Young to recommend Jason Hoch's appointment to the Nashua Regional Planning Commission to represent the Town of Litchfield as an alternate

Second: by Mr. Blanchette

Vote Passes: 6-0-0

M. Caprioglio made an announcement to viewers on cable access that the Board is looking for volunteers to serve as alternates. R. Blanchette said he would put a slide on cable access with the announcement as well

Motion: by Mr. Young to Adjourn

Second: by Mr. Blanchette

Vote Passes: 6-0-0

The Next Planning Board meeting will be held on September 16, 2014 at 7:00 pm.

The meeting adjourned at 7:50 pm