

## **PLANNING BOARD PUBLIC MEETING**

### **TOWN OF LITCHFIELD**

**Held on July 21, 2015**

minutes approved 8/4/2015

The Litchfield Planning Board held a meeting in the Town Hall conference room 2 Liberty Way, Litchfield, NH 03052 on Tuesday, July 21, at 7:00 p.m.

**MEMBERS PRESENT:** Tom Young (Chair), Mike Caprioglio (Vice Chair), Jason Guerrette, Russ Blanchette and Steve Perry

**ABSENT:** Matthew Shoemaker, Michael Croteau and Joan McKibben (Admin. Assistant).

**ALSO PRESENT:** Jen Czysz (Assistant Director NRPC, Circuit Rider)

#### **CALL TO ORDER**

Mr. Young 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 wished to speak

#### **1) Master Plan Update - Land Use Chapter**

Jen stated that what the Board has that has been completely updated at this point is all the data on existing Land Use, the Methodology for Development Constraints has been updated but Jen still needs to plug in the updated analysis, the Map under Development Constraints is an updated Map of Development Constraints portion that was used in the Buildable Land area Analysis. There is another section that goes through what the Board has on the books for Current Zoning, Subdivision Site Plan Regulations, needs to be updated but crossed off the pieces that are no longer needing update. Jen stated that for Future Land Use (The title should be changed to just "Future Land Use"), this section is updated and incorporates the major findings from the 2013/2014 work the Planning Board did. Jen mentioned that what hasn't been updated is the recommendations portion and conclusion. Jen stated that what would be helpful for her

to proceed is any comments the members of the Board have on what has been updated so far. It is getting the finer details accurate and making sure that we are correctly describing what is on the ground today in Litchfield. Jen mentioned that there are also a couple of things that she has flagged in yellow that are more policy statements, that are expressing the Planning Board's views, that would be helpful to update or get the Board's confirmation that they are still current or they need to be revised and any general feedback that the Board has on the other sections that have yet to be completed, but what direction the Board would like to see them go.

The Board reviewed the Plan and went over changes they would like to make. The Board mentioned to Jen that there are two golf courses in litchfield instead of one. The Board went through and discussed **Section C. Existing Land Use Patterns** and made a few changes there. The Board also went through and discussed **Section D. Developmental Constraints** and the table needs to be updated to reflect the Developmental Constraints map. The Board also discussed usable and unusable land in the Town under the **Development Constraints Section**. Jen and the Board also discussed Build Out and what it means. Also discussed was **Residential Zones Developable Land Area**. Jen and the Board went over **Section E1. Residential District**. Jen and the Board also went over **Section H. Future Land Use** and also the survey the Planning Board did. The Board also discussed signage.

Jen stated that the bigger question to ask is what are some current issues the Board sees that the community is facing and should be discussed from a Land Use Perspective.

Jen told the board that if they have anything to comment on after the meeting, send the comments to her directly, replying to the whole board counts as a non-public meeting which creates issues.

### **Committee Reports**

Tom Young mentioned that on the 29th of July FERC will be holding a meeting in at the Radisson in Nashua at 6:30pm. The following night the FERC meeting will be in Milford.

### **Approve Minutes of June 16, 2015**

**Motion: by Mike Caprioglio to approve the minutes of June 16, 2015 as written.**

**Second:** by Jason Guerette

**Vote Passed: 3-0-2.**

### **Any Other Business**

Steve Perry wanted to talk about some e-mails that started yesterday. The question

came up about a road that has already been approved with an attached subdivision that has had no activity. Steve stated that what has happened is the current owner found out that the roadway did not meet the current Town spec. so it is going to be handled the same way it has always been handled. It is going to go to Lou and they are going to post a bond to build the road, Lou Caron will go over the plans and probably approve it, if it's anything significant it will come back to the Planning Board for the final stamp of approval. There is a piece of land behind Page Road behind the newer houses on Page Road, there are two roads that were designed into the plan during Phase 1, but Phase 3 is the road that is closer to Route 102, that one was part of Phase 3, the other one was part of Phase 4. Phase 4 never got recorded so Phase 4 does not exist. Phase 3 does exist and that road was part of Phase 3, that was what was in question, was building that road, but what was on the plan doesn't meet current Town spec. He wanted to make sure he was all set. Steve stated that he hasn't told him anything yet, but the answer Steve has gotten to date is that as long as he is willing to work with Lou and Lou approves the changes, that's the way it would normally end. Steve stated that the road was already approved back in 2005. Jen asked if the site work on the road completed. Steve stated that it was not. Jen stated that if it was not substantially complete, the approval expired. Steve stated it was bound by the Court because of the legal action that had to happen with that property. Jen stated that there is a lot of questions regarding this. Tom stated that he has a meeting tomorrow regarding this. Jen and the Board ensued in discussions regarding this matter.

***Motion: by Russ Blanchette to Adjourn***

**Second:** by Jason Guerette

**Vote Passed: 5-0-0.**

**The Next Planning Board meeting will be held on Tuesday, August 4, 2015 at 7:00 pm. All welcome to attend.**

The meeting adjourned at 8:35

**Minutes taken by: Donna Baril**