

PLANNING BOARD PUBLIC MEETING

TOWN OF LITCHFIELD

Held on November 17, 2015

Minutes approved 12/01/2015

The Litchfield Planning Board held a meeting in the Town Hall conference room 2 Liberty Way, Litchfield, NH 03052 on Tuesday, November 17, at 7:00 p.m.

MEMBERS PRESENT: Tom Young (Chair), Mike Caprioglio (Vice Chair), Matthew Shoemaker, Michael Croteau and Steve Perry (Selectmen's Rep)

ABSENT: Jason Guerrette, Russell Blanchette

ALSO PRESENT: Jen Czysz (Assistant Director NRPC, Circuit Rider), Joan McKibben (Admin. Assistant) , Kevin Lynch (Code Enforcement) and Paul Charland (Litchfield Citizen)

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) Proposed Zoning Changes:

- **Definitions (Structure, right of way)**
- **Residential District Setbacks**
- **Wetlands Overlay Setbacks**
- **Aquifer District Base Maps**
- **Residential District Frontage (moving towards a table of dimensional requirements format)**

Jen mentioned to the Board that there are two documents posted to the Planning Board site that addresses the above proposed Zoning changes. Jen stated that there are no

changes to the Aquifer District Base Maps since that was last reviewed. Jen started with Definitions, and stated that based upon the last meeting, retaining walls have been struck from the definition of structure, allowing them to be within the front setbacks. Jen stated that the new definition was Right of Way, that was something that the board was discussing at the last meeting for a possible definition. Jen and the Board reviewed and discussed the definition of Right of Way. The Board decided that the definition looked good to them.

Jen mentioned that the key to the definition of structure is that it is at a fixed location (permanent structure).

Setbacks - Jen mentioned that the changes to setbacks is based on the proposal that Kevin Lynch brought to the Board last week. The conversation pertained to sheds and allowing sheds to be within 10' to a side or rear lot line (and creating a threshold for the size of the shed), and for Albuquerque striking the separate setback. Jen talked about about the Albuquerque Road setbacks.

Wetlands: Jen stated that she has not made any amendments to the Wetlands district at this point. Jen mentioned she wanted to throw this out for consideration. Jen mentioned that a wetland setback and a lot line setback are not the same thing and should not be treated the same, lot line setbacks are for aesthetic reasons, etc. Wetland setbacks are designed so that the wetlands can maintain their ecological functions and there is a lot of literature out there as to what is an adequate setback. Generally science says if you have 100 feet you are good no matter what the quality of your wetland is. Jen mentioned there is a scoring mechanism for wetlands and depending on the quality of the wetland, depends on what the necessary buffer width is, but generally it is anywhere from 50' to 100'. Jen mentioned that before the Board moves forward on this there is a letter from the Conservation Commission that was posted to the site and Jen mentioned she had posted some links for information on wetlands buffers. Jen and the Board and Kevin Lynch discussed this further. Joan also spoke to the Board on how they delineate wetlands and wetland buffers. The Board decided to hold off on wetlands and set up a meeting after the first of the year and have the three Boards get together.

Aquifer District: No Change

Residential District Frontage: Jen mentioned they briefly touched on this piece at the last meeting and there was also conversation about moving towards a table of dimensional use model. Jen wanted to pull the two back together and take a few minutes to take a look at what it looks like and discussed with the Board.

Approve Minutes of November 3, 2015

Motion: by Mike Caprioglio to approve the minutes of November 3, 2015 as written

Second: by Steve Perry

Vote Passed: 4-0-1.

Other Business:

Joan stated that she got a letter on November, 9th from Pine Creek Association stating that they are requesting a firm date for the need to complete the site plan and the placement of the final wearing course on the roadway and other problems stipulated by the LC Engineering letter of June 10th, 2015. Communication between Ashwood Development, Kevin Lynch (Building Official) and the Pine Creek Board of Director's has been unsuccessful in scheduling these projects by the end of 2015. Ashwood Development Companies continues to push back these projects, and the Board of Directors of Pine Creek want to be assured that the scope of work will be completed according to LC Engineering Company report by early spring.

Chairman Tom Young stepped down from the Pine Creek Discussion.

Kevin stated that Ashwood Homes has been tardy. We have a bond for the completion of the road. The bond was reduced. Watts Landing Association is requesting that the Planning Board will bring Mr. Tancreti in and ask why he is not performing. Kevin stated that he would first send a letter out to him, requesting that the Board would like to sit down with him. Joan stated that they have a copy of the outstanding items and Lou's report. Kevin mentioned that right now they want to get the road completed and will not get done before snowfall. Joan will send out a letter to Mr. Tancreti or his representative to come in and meet with the Planning Board. All homes are built, need curbing and catch basins.

Motion: by Steve Perry to Adjourn

Second: by Mike Caprioglio

Vote Passed: 5-0-0.

The Next Planning Board meeting will be held on Tuesday, December 1, 2015 at 7:00 pm. All welcome to attend.

The meeting adjourned at 8:20.

Minutes taken by: Donna Baril