

PLANNING BOARD PUBLIC MEETING

TOWN OF LITCHFIELD

Held on March 15, 2016

Minutes approved on 4/5/2016

The Litchfield Planning Board held a meeting in the Town Hall conference room 2 Liberty Way, Litchfield, NH 03052 on Tuesday, March 15, at 7:00 p.m.

MEMBERS PRESENT: Tom Young (Chair), Steve Perry, (Selectmen's Rep.) Jason Guerrette, Matthew Shoemaker, Paul Charland, Alternate

ABSENT: Mike Caprioglio (Vice Chair), Russell Blanchette, Michael Croteau,

ALSO PRESENT: Jen Czysz, (Assistant Director NRPC), Joan McKibben (Admin. Assistant), Kevin Lynch, Building Insp./Code Enforcement

CALL TO ORDER

Mr. Young called the meeting to order at 7:05 p.m. and led the Board in the Pledge of Allegiance.

The chairman appoints Paul Charland to vote in an open position.

PUBLIC INPUT

No members of the public wished to speak on non-agenda item.

1. Public Hearing per NH RSA 675:7 to incorporate Multi-Family Design Guidelines into the Litchfield Site Plan Regulations.

Chairman Young reads the public notice. The regulations had provisions for non-residential site plan review and design these ordinances would add design guidelines for multi-family housing. No comments from the Board.

Public input: Claudette Durocher Rte. 3A questions storage for people who live in the multi-family housing.

Kevin Lynch: Out building storage is not prevented, the condo association can also make rules regarding storage.

Steve Perry: The board cannot mandate storage that is up to the builder or association.

There were no further questions.

Jason Guerrette made a MOTION to accept the Multi-Family Site Plan Regulations as presented, seconded by Steve Perry. Motion passes 5-0-0

2. Dennis Mires, P.A., Architect, Rick Charbonneau, landowner and Attorney Morgan Hollis to discuss preliminary building design for proposed multi-family housing on Map 2 Lot 88.

Mr. Mires: We are proposing 7 building of 6 units each, they will be surrounded by single family housing off Page Rd. not visible from Page Rd.

The units will have basements, 2 bedrooms and small front porches, dimensions of 18X36.

Mr. Mires shows the type of exteriors they will have. The buildings will have different outside textures on the siding and buildings will be offset slightly. He also showed the ends of the units and elevations.

They hope to bring natural gas to the site. There will be one leach field per building two units will be on one septic tank. They may have carports, not determined yet.

The Board was generally pleased with the design, different sidings, and layout.

They will make a formal application in the coming months abutters will be notified then.

Steve P. makes a request that in the future the actual public notice for hearings appears on the planning board site that goes to members.

3. By-laws Refresher

Jen C. run through slides that point out items in the planning board bylaws and state law for applications, conducting meetings, conflict of interest.

Home Occupations

Three renewals: Linda Jacobson - accounting, Earl Manning - Unified Specialty Products, Daigle Pool there have been no changes in any of the above.

Jason G. made a MOTION to approve the renewals of the above home occupations, seconded by Matt S. Motion passes 5-0-0.

Election of Planning Board Officers

Jason G. made a MOTION to nominate Tom Young as board Chairman, seconded by Paul Charland. Motion passes 5-0-0.

Jason G. made a MOTION to nominate Matt Shoemaker as vice-chairman, seconded by Tom Y. Motion passes 5-0-0.

Jason G. made a MOTION to nominate Mike Croteau as clerk, seconded by Matt S. Motion passes 4-1-0

APPROVAL OF MINUTES

A MOTION was made by Jason G.. and seconded by Steve P. to approve the March 1, 2016 minutes as written.. The motion passed 4-0-1.

ANY OTHER BUSINESS

Selectman Perry mentions the new appointments by the Board of Selectmen: Chairman BOS - Frank Byron, Vice-chairman - Brent Lemire, Steve Perry will remain as Selectman Rep. to the Planning Board. Frank Byron will work on the Capital Improvements Plan (CIP) . Troy Brown and Frank Byron will take stock of the status of the CIP and reconvene the CIP committee as needed.

Jen C. mentioned the Sewer Feasibility Study has a link on the Master Plan page. Troy will schedule a presentation by the engineers at an upcoming Selectmen meeting.

Accessory Dwelling SB146 - has passed the NH House and Senate now on the governor's desk to be signed. Our ordinance may need some revisions.

Master Plan update: The board has been assigned a section of Chapter 1. They should should identify one goal for their section and how to achieve that goal send to Jen by March 22.

A MOTION to adjourn was made at 8:15 p.m. by Jason G.. and seconded by Matt S. All in favor.

Minutes transcribed by
J. McKibben