

**Planning Board
Board Room, Municipal Building, 7:30pm
May 19, 2009**

Members: Kate Connolly, Charlie Faulkner, Judith Esmay (Chair), Jim Hornig, Bill Dietrich, Joan Garipay

Alternates: Mike Hingston, Peter Owens

Staff: Vicki Smith, Denise Shibles, Jonathan Edwards, Judy Brotman

Others: See attached sheet

1. Request for site plan waiver by Penfield Family Limited Partnership to consolidate trash and recycling for Curtiss Court and Hampshire House, remove an electrical pole and add an underground vault at 8 Reservoir Road in the GR-2 zoning district.

Kent Penfield presented the request. He explained that these changes would create a much more cohesive site and would be more convenient for tenants.

FAULKNER made a motion, with GARIPAY seconding, to approve the site plan waiver. The vote was unanimous in favor of the motion, with the following members voting: Connolly, Faulkner, Esmay, Hornig, Dietrich, Garipay and Hingston.

2. Residential Project Discussion: accessory and particular uses – Peter Owens joined the Board.

Accessory Use:

- Two different concepts: “related” and “customarily associated”
- Accessory use depends on principal use, but what makes a principal use?
- In terms of the Rural Residential Project, think what would a homeowner do?
- Use vs. Activity
- Accessory use has changed over the years : no more doctor’s offices in homes, no computer programmer’s in 1900’s
- Zoning needs to address economic reality
- Can we have limits?
- Let’s write clear, concise language

Particular Use:

- A few stumbling blocks here (Chapter 9- referring to NH Land Use Law)
- This chapter provides a discussion of some uses which are also controlled by other NH statutes and/or Federal laws, but the information is far from complete with many omissions.

- Much more to come on these as subjects are more closely approached.

3. Minutes March 3, March 10, March 17, April 7, April 14, 2009

- March 3, 2009-

FAULKNER moved, with CONNOLLY seconding, to approve the minutes with corrections. The vote was unanimous in favor of the motion with Garipay abstaining. The voting members were: Connolly, Faulkner, Esmay, Dietrich, Hornig and Hingston.

- March 10, 2009-

DIETRICH moved, with HORNIG seconding, to approve the minutes with corrections. The vote was unanimous in favor of the motion with Faulkner and Connolly abstaining. The voting members were: Garipay, Esmay, Dietrich, Hornig and Hingston.

- March 17, 2009-

FAULKNER moved, with CONNOLLY seconding, to approve the minutes as written. The vote was unanimous in favor of the motion with Connolly abstaining. The voting members were: Garipay, Faulkner, Esmay, Dietrich, Hornig and Hingston.

- April 7, 2009-

GARIPAY moved, with CONNOLLY seconding, to approve the minutes as written. The vote was unanimous in favor of the motion with Garipay abstaining. The voting members were: Connolly, Faulkner, Esmay, Dietrich, Hornig and Hingston.

- April 14, 2009-

CONNOLLY moved, with DIETRICH seconding, to approve the minutes as written. The vote was unanimous in favor of the motion with Garipay abstaining. The voting members were: Connolly, Faulkner, Esmay, Dietrich, Hornig and Hingston.

Other business-

- Agenda-May 20th: Walking tour to observe character of residential neighborhood west of Main Street and Connecticut River. Meet at Municipal Office Building at noon.
- Bill Dietrich and Judith Esmay will be attending the League of Women Voters roundtable discussions in June.
- Future meeting topics: Staff delegation assignments, team members, appeal process and Boards supervision of the entire process. Jonathan Edwards will write up what “minor” means and his suggestions going forward.

5. Adjourn- The meeting adjourned at 10pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary