

Planning Board

Board Room, Municipal Building, 7:30pm

January 12, 2010

Members: Michael Mayor, Judith Esmay (Chair), Jim Hornig, Bill Dietrich, Joan Garipay

Alternate: Mike Hingston

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

Others: See attached sheet

1. **Minutes- January 4, 2010-** GARIPAY made a motion, with HINGSTON seconding, to approve the minutes. The vote was unanimous in favor of the motion with the following members voting: Garipay, Hingston, Dietrich & Esmay.

-December 28, 2009- DIETRICH made a motion, with HINGSTON seconding, to approve the minutes. The vote was unanimous in favor of the motion with the following members voting: Garipay, Hingston, Dietrich & Esmay.

2. **Discussion about possible zoning amendments and a hearing schedule for 2010**

-The Board were given the proposed hearing dates for the proposed amendments.

-#10-02 The Board's intent to exacting this change is to simply track State Law. It was the sense of the Board that the meaning of "special conditions" presently in this section of the ordinance is embraced by the statutory language and is neither abandoned nor supplanted by the proposed ordinance unless state law requires otherwise.

-#10-03 Discussion took place regarding language suggested by Deborah Solomon and different language suggested by the Staff: addition of the following sentence at the beginning of Section 1001.3: "Upon receipt of a complete application, abutters shall be notified of the pending application."

DIETRICH made a motion, with MAYOR seconding, to move the amendment of Section 1001 forward using language written by the Staff Office. The vote was unanimous in favor of the motion with the following members voting: Garipay, Hingston, Dietrich, Mayor, Hornig & Esmay.

-The first hearing for all four proposed amendments is February 9, 2010.

3. **Discussion about policies for improving zoning around Goose Pond**

The Board has received several emails from residents of Goose Pond, most of whom are concerned that there will possibly be a zoning change to allow year round homes. Hingston stated there has been no discussion about making this change.

Questions discussed:

- Change the name from Goose Pond area to Sands O' Time neighborhood.
- Should this area stay in the Forestry district?
- Will the properties on the west side of Sands O' Time Rd. be included?
- What guidance does the Master Plan give?

Board members observed that the area is well-settled, dense, oriented to the waterfront, characterized by small seasonal residences, many on very small lots. Any change in zoning should protect the characteristics of the neighborhood, as well as safeguard water quality and the shorelines of Goose Pond.

The committee will be continuing its discussion of this area and come back to the Board with more suggestions.

4. Discussion about proposed criteria for determining regional impact

The Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) invited comment on a draft of proposed guidelines to determine whether a development proposal is a potential for regional impact.

The Board made the following comments on the proposed criteria for finding regional impact:

- #2-Transportation: add the impact of the development on local roads, including the type of transportation and products being transported
- #4-Shared Community Facilities: add the potential for infrastructure sharing
- #6-Residential Development: add the impacts on regional market
- #7-Commercial/Industrial Development: add the environmental effect and allowances for bike and pedestrian travel

Board members also expressed concern for wildlife corridors and trails and how they can be impacted by regional development.

The Staff office will write a letter conveying these comments/concerns.

5. Discussion about development of regional impact- ICV Holdings' proposal in Lebanon

The Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) notified the Board that ICV Holdings of NH, Inc has amended its plan since its prior approval. The proposed development represents an increase in the building size and related vehicle trip generation volumes. The Board observed that the proposed driveway to the building adds a roadway close and parallel to Route 120, resulting in the loss of trees and valuable screening, and that additional traffic will burden already failed intersections on Route 120.

The Staff office will write a letter conveying these comments/concerns.

6. Other Business

Horning asked that the Water Company land be added as a future agenda item.

7. Adjourn- The meeting adjourned at 10:30pm.

Respectfully submitted,

Denise D. Shibles and Judith Esmay
Recording Secretary