

# TOWN OF LYNDEBOROUGH PLANNING BOARD MINUTES

## October 20, 2022

*Draft 2 – MC-RH Changes (in progress)*

### 7:04 PM Call to Order & Roll Call

**Members Present:** Chairman Charlie Post, Bob Rogers, Mike Decubellis, Ray Humphreys, Mark Schultz, Alyssa Lavoie, Selectmen's Representative Mark Chamberlain, and NRPC Rep. Jay Minkarah

**Public present:** Tom Chrisenton, Ginny Chrisenton, and Code Enforcement Officer Building Inspector Leo Trudeau

### New Business:

The Board discussed the "Granite Layer" and using NH GRANIT (GRANITview)

**VOTE: Bob Rogers made a motion, Mike Decubellis seconded to hold a Public Hearing to hear proposed Warrant Articles on November 17, 2022 at 7:05 p.m. Motion passed 7-0.**

### **MCDraft**

The notice will need to be published in the newspaper by November 1<sup>st</sup>.

### **Potential Zoning Amendments for 2023 Town Meeting**

#### **Article 2**

**VOTE: Bob Rogers moved to add Article 2 to the public hearing. Mark Schultz second the motion. Motion passed 7-0-0**

#### **Article 3**

A new definition for campgrounds was added.

Child daycare and schools were added to usage because there was no usage in Town, so it needs a definition of what that means.

Building height was discussed and helpful information provided. After a long discussion the Board agreed to the following language, "**HIGHEST ELEVATION OF THE FOUNDATION WALL**" adjacent to the building of the highest point of the building or structure...

**VOTE: Bob Rogers moved to add Article 3 to the public hearing as proposed.**

Discussion continued regarding height. A. Lavoie read the regulations from Chesterfield NH

**Article 3 moving forward, passed.** *(have to listen to recorder to see who seconded motion)*

#### **Article 4**

Ray Humphreys read Article 4, which introduces a chart to sections 501.00; 601.00; 701,00; 801.00; and 901.00 in permitted used to consolidate the relevant information.

Bob Rogers said he is against this if it is you have to go with the table because he finds the chart very confusing. M. Chamberlain said that most towns use a chart/table.

Additions to chart:

Add "NL" for "not allowed" or "NP" = "Not Permitted" to make it clearer.

The need to address multi-family homes was brought up.

M. Chamberlain explained the list of permitted uses. B. Rogers said he would be okay adding this as a page in our book but would like to keep the text in the various sections. M.

Chamberlain said then there would be duplication. Due to changes in the table, the Warrant Article may need to be reworded.

Alyssa Lavoie inquired asked if removing 501.00 in special exceptions. REPLACING. 501, 601, 701, 801, 901. It was discussed to a reference to the table.

Jay Minkarah thought the Board would need to do a Warrant Article for those uses.

Leo Trudeau chimed in to ask if this was a quick reference and that many residential code books have tables. He has no objection to the table.

Charlies asked if an introductory paragraph might be helpful.

Bob Rogers and Alyssa Lavoie agree they prefer to leave the text available in the document. It was agreed to change the wording of the Warrant Article. The subcommittee will review the documents to ensure updates are made in areas such as special exceptions or in other locations. For example, on page 16 703 have to update for RRL

Tom Chrisenton asked 411.00 an accessory dwelling is the same as a 2 family? Chamberlain no. Mr. Chrisenton suggested adding ADUs to the chart. C. Post said all districts allow ADUs. Mr. Minkarah said there can be a line for ADUs.

WETLANDS will be article 8

## **ARTICLE 5**

The language would include asking of voters if they are in favor of a Zoning Ordinance to amend sections 502, 602, 702, 802, 902 to allow a table for dimensions.

Another Warrant Article was suggested by A. Lavoie. She said the webinar she attended was recommend by NHMA that boards should truly consider putting in, if don't have it, authority of warrant article by Planning Boards to mandate, have the option to mandate, preliminary reviews. The reason being, the timeline in the new regulations "has shrunk" and potentially will be more restrictive. Generally speaking, allow yourself to do this, you don't have to apply this to everything. For site plans, site plans, for minor subdivisions. She cited RSA 674:35.

A discussion followed.

Mike Decubellis brought up the topic of bio solids. There are Type A and Type B. it is allowed by default in our zoning. The Board discussed this. M. Chamberlain explained the Town currently has an agreement with Merrimack and Peterborough, which allows the lowest level to be dumped in Lyndeborough J. Minkarah said wondered if it's a Zoning Ordinance or a Town Ordinance; regardless it's health related. M. Decubellis asked if it can be a Town Ordinance.

95 **Master Plan Subcommittee Update**

96 There are no updates at this time.

97 C. Post is working on applying for grant funding from the State to help pay expenses. We will  
98 need to update all housing references and workforce housing. NPRC can assist with this grant  
99 from ARP (American Rescue Plan)

100  
101 **Zoning Committee Update**

102 The updates were discussed above. Changes will be made per agreement tonight.

103  
104 Alyssa Lavoie presented updated application and checklist and handed out sample documents  
105 for review. The forms will be updated for the next meeting for review.

106  
107 It was discussed to have a third person listed on the procedures to sign documents in case the  
108 chair and vice chair are not available.

109  
110 **Vice Chair Appointment**

111 The former Vice Chair Paul Best resigned from the Board due to increase workload at home  
112 and work.

113  
114 **VOTE: Mike Decubellis nominated Ray Humphreys to fill the role of Vice Chairman.**  
115 **Alyssa Lavoie seconded. Motioned passed.**

116  
117 *Mark Schultz left the meeting. Bob Rogers left 9:25pm and Mike Decubellis left at 9:29pm.*  
118

119 **Request for Information:**

120 None

121 **Minutes:**

122 **VOTE: Ray Humphreys moved, Mark Chamberlain seconded to accept the August**  
123 **18, 2022 minutes as amended. Motion passed 4-0.**

124  
125 **VOTE: Ray Humphreys made a motion, Alyssa Lavoie seconded to accept the**  
126 **September 2022 minutes as amended. (Fix spelling of Paul). Motion passed 4-0.**  
127

128 There is not enough members to vote on the other minutes on tonight's agenda.

129 Tom Chrisenton said he sent an email in reference to the February 2022 minutes.

130 C. Post asked where the Chrisentons' are relative to the roads in their subdivision. They  
131 have not completed the work.

132 **Correspondence:**

133 None  
134

135 **Adjournment:**

136 **VOTE: Alyssa Lavoie moved, Ray Humphreys seconded to adjourn at 9:44 p.m.**  
137 **Motion passed 6-0.**

138  
139 Respectfully Submitted,  
140  
141

142  
143 Kathleen Humphreys  
144 Planning Board Secretary

DRAFT