

TOWN OF LYNDEBOROUGH
PLANNING BOARD
Zoning & Fee Subcommittee Minutes
May 12, 2022
Approved August 16, 2022

6:38 PM Call to Order

Members Present: Ray Humphreys, Selectmen's Rep. Mark Chamberlain and NRPC Circuit Rider Jay Minkarah

Members Not Present: Members Bob Rogers, Mark Schultz

Others Present during Joint meeting: CC Chair John Pomer, Vice Chair Greg Krieder, members Kurt Berna, Thresa Berna, Mike Decubellis, alternate Sharon Akers, prospective alternate Allie Conway

Joint meeting with Conservation Commission

The subcommittee attended the Conservation Commission meeting prior to discuss the Wetlands Buffer zoning amendment. Mike Decubellis suggested the wetlands regulations refer to the State definition. The NWI layer available on NHGRANIT was discussed as the basis for the Wetlands Map, as it is readily available. A web reference should be added to the website, and a hard copy made available at the Town Office and to the Code Enforcement Officer/Building Inspector. If an owner disputed a determination, it would be their responsibility to hire a Certified Wetland Scientist and surveyor to produce a plan. The possibility of adding a Town GIS layer with any CWS delineated wetlands, such as required by the subdivision regulations, was discussed. There is a need to verify that the NHDES and NWI definitions match.

Public outreach to gain support of the proposed wetland buffer was discussed, as public education will be key. NRPC may be able to overlay the potential buffer over the town map to help people visualize the impacts to property. Mont Vernon passed a stepped buffer, where a 25' buffer was created, with another 25' for new lots. Having a 25' buffer instead of 50 within the Village district could be an option, as the mapping shows a larger impact there. It was suggested that a public informational meeting be held in the August/September timeframe.

There was extensive discussion of a potential rail trail and the possible removal of the Glass Factory trestle.

Conservation Commission adjourned at 8:27.

Fee Schedule Discussion

Selectman Chamberlain presented a Land Use Fee Schedule, based upon the previous meeting's discussion and subsequent contact with Town Engineer Drescher, Town Engineering Consultant Leonard, Finance Coordinator Hebert and ZBA Chair Grybko. He had given it to the Board of Selectmen at their May 4 meeting as an informational meeting. All agreed that the schedule was reasonable and that the BOS should adopt it.

The Non-Residential Site Plan regulations need to be amended to remove the embedded fee schedule. Also, that a complete Subdivision Application, including necessary information and an applicant signature, is needed.

M Chamberlain mentioned an example of a subdivision on Center Road where the plan calls for an easement to the Town, the easement is referenced in the deed, but there is no record of the Town accepting the easement. Proper plan and legal review would have revealed this error.

Zoning Amendment Discussion

A Campground definition had been sent to the Planning Board last fall, but was inadvertently not included in the proposed warrant articles. M Chamberlain stated that we need to add one since the State removed their definition and we reference campground in the zoning ordinance. All agreed and approved the language.

M Chamberlain suggested that the Accessory Structure definition be amended to less vague. J Minkarah said he preferred the definition be broad and specifics listed in the body. For example, Nashua has a limit of 40% of the primary use, something it was not felt would fit in Lyndeborough.

Discussion continued regarding combining the Rural Lands 1, 2 & 3 into a single section with a table of dimensional requirements, since the rest of the zone descriptions are exactly the same. R Humphreys presented a Table of Dimensional Requirements. It was agreed a Table of Permitted Uses was also desirable.

Workforce Housing should be addressed in the Master Plan before creating an ordinance. The enforcement of rental rates is problematic, depending on funding sources such as NHHFA, HUD, etc.

M Chamberlain suggested revisiting the PRD restrictions, and possibly merging the Large Tracts of Land and Conservation Subdivision sections as they are similar.

The subcommittee needs to generate a list of all the changes we'd like to see, and then prioritize the changes for this year.

Action Items

Mark to propose amendment to Site Plan Regulations at the next Planning Board meeting.

Mark to create a table of uses.

Jay to review and edit Wetland Buffer language as discussed with the Conservation Commission.

Jay to verify that NRPC can overlay buffers on GIS maps.

9:30 PM Meeting Adjourned