

PLANNING BOARD MEETING MINUTES
JANUARY 17, 2024 7:00 PM AT DUNBARTON TOWN OFFICES

The chair called the meeting to order at 7:00 p.m.

Roll Call Attendance

Ron Slocum, Secretary Alison Vallieres, Vice-Chair George Holt, Chair Chuck Frost, and Ken Swayze. The Chair noted that some members are absent; however, there is a quorum present.

Business

The chair confirmed with the secretary that this meeting was posted in two places and on the Town's website.

1. Approval of Minutes: **Ken Swayze moved to approve the minutes of the December 20, 2023 regular meeting; George Holt seconded the motion. The majority was in favor; Ron Slocum abstained as he was not in attendance.**
2. Correspondence – None
3. Selectmen's Report – Selectman Nault was unable to attend this meeting. Chuck Frost reported that he attended a recent BOS meeting for a public hearing on community power. He explained how the program works. George Holt stated that the Energy Committee is advocating for the warrant article and switch, which, if approved by voters in March, would only kick in if the rates were lower than Eversource and Unitil rates.
4. Building, Planning & Zoning Department Report – 1) Donna asked for input on a recent inquiry about a dumpster rental business. Board members agreed that the use would be considered Commercial under the General Service Establishments heading and would require a special exception from the ZBA, then site plan review by this board. 2) Donna asked for clarification between temporary and permanent structures due to a recent inquiry. It is her understanding that temporary means that the structure or use would have a time limit/end date. The inquirer stated they felt temporary meant the structure could be moved, would not require a building permit, and could be in the property setbacks. The consensus of the members was that temporary means just that, short-lived, specific end time for the placement or use.

Old Business - None

New Business - None

Other Business

Zoning Amendment – The chair opened the Zoning Amendment public hearing at approximately 7:15 p.m. Donna reviewed the proposed amendment as presented: *Are you in favor of the adoption of Amendment #1 as proposed by the Dunbarton Planning Board for the Dunbarton Zoning Ordinance as follows: To amend **Article 10, Floodplain Development Ordinance**, as necessary to comply with requirements of the National Flood Insurance Program? **Recommended by the Planning Board (6-1, member absent)*** Each of the proposed changes in language was read. George Holt spoke about some of the terms and resources listed in the ordinance. Board members agreed that the changes must be made for the town to remain compliant with the flood insurance program, therefore there was minimal discussion. Noting that there was nobody from the public

in attendance, the chair closed the public hearing at approximately 7:30 p.m. **George Holt made a motion to move the Zoning Amendment to the ballot as presented; Ron Slocum seconded the motion. All were in favor.** Donna will submit the proposed amendment to the Town Clerk for the March ballot.

Driveway regulations – Discussion was deferred until another time when the fire chief and road agent can attend.

Regulations sub-committee – Members of the sub-committee agreed to resume their review of the subdivision regulations on Wednesday, February 7th at 6:30 p.m.

Ken Swayze moved to adjourn the meeting at 7:37 p.m.; seconded by George Holt. All were in favor.

Respectfully submitted,

Donna White