

PLANNING BOARD MEETING MINUTES
DECEMBER 21, 2022, 7:00 PM AT DUNBARTON TOWN OFFICES

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

Roll Call Attendance

Alison Vallieres, Ex-Officio Justin Nault, Vice Chair George Holt, Chair Chuck Frost, Secretary Ken Swayze

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 accept and approve the minutes of the November 16, 2022 workshop and regular meeting; George Holt seconded the motion. All were in favor.

2. Correspondence – Abutter notification from the Town of Bow for a proposed telecommunications facility on Branch Londonderry Turnpike, East Bow. The hearing is scheduled for January 5, 2023.
3. Selectmen's Report – Selectman Nault reported that the Town Hall project is nearing completion, with a few outstanding items to be finished. There will be a public hearing on December 29, 2022 at 7:00 p.m. for the acceptance of Fairway Drive, Hilltop Lane, and the new section of Zachary Drive
4. Building, Planning and Zoning Department Report – Donna said there has been no update on the Guiney court case. There have been a couple of emails regarding the area of the turn-around at the end of Kelsea Road. The road agent has contacted Unitil about moving the pole that is in that area, which would allow the Town to turn around completely in the Town's right-of-way.

Old Business - None

New Business – None

Other Business

Land Development Regulations – The group reviewed the following sections:

Section 8.17 – Shoreland Protection – George Holt submitted recommended revisions to the draft of this section. He said he tried to shorten and simplify the section by including the water bodies that would be subject to the Shoreland Water Quality Protection Act, a few relative details, and referring to RSA 483-B and NH Department of Environmental Services Wetlands Bureau. Board members reviewed Matt Monahan's draft of the section and George's suggested changes. It was agreed to go with the revisions.

Section 8.21 – Screening and Buffering – Donna and Jeff Crosby submitted recommended revisions to the draft of this section. Donna said they compared regulations from a few other towns and found them to be quite close to what Matt Monahan is suggesting. She explained that they tried to simplify the section, eliminating pieces that didn't seem pertinent, yet include some specific guidelines to be followed to provide privacy and reduce

noise to residential areas abutting non-residential development sites. The group compared Matt's draft and the recommended changes, agreeing to go with the revisions.

Section 9 – Architectural Design Review – The full board reviewed this section. Those present agreed the section is too much and needs further review. Donna will check the regulations of other towns and compare this draft section with the same section in Dunbarton's current site plan regulations. Additional information will be distributed to board members for discussion at the January meeting.

Section 10.7 - Technical Review Committee Procedures – The full board reviewed this section. Those present had several questions and there was lengthy discussion. Discussion covered the following: a.) if all applications would require a meeting, no matter the size or the complexity of the project; b.) who would be on the 'committee'; c.) if this procedure would be much different from what Donna currently does when distributing new applications to department heads for review and comment; d.) the timing of these meetings after receipt of application; and, e.) what other communities use for a threshold. Donna will look for information from other towns for further discussion in January.

Sections 8.8 – Drainage, 8.9 – Erosion Control, and 8.10 – Groundwater – George Holt said he feels these sections should default to the State. He spoke about limits of impermeable surface, stormwater regulations, matching or improving pre-development stormwater conditions, and not increasing water flow off a property. The group discussed setting limits for impervious surface, agreeing they do not want to be too restrictive but should have some guidelines. Donna will look at what other towns have for numbers. George will look at the sections again and send out his recommendations.

Workforce Housing Ordinance – The Board agreed to hold a public hearing at the January 18, 2023 meeting on the proposed changes to the Workforce Housing Ordinance that will go on the ballot in March

Chairman Frost thanked board members for their efforts during the last couple of busy years with several substantial subdivisions on the agenda.

Ken Swayze moved to adjourn the meeting at 8:40 p.m.; seconded by Justin Nault. All were in favor.

Respectfully submitted,
Donna White