

PLANNING BOARD MEETING MINUTES
JANUARY 18, 2023, 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, Chair Chuck Frost, Secretary Ken Swayze, Jeff Crosby, and Ron Slocum

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:

Justin Nault moved to approve the minutes of the December 21, 2022 regular meeting; Ken Swayze seconded the motion. Jeff Crosby and Ron Slocum abstained as they were not present at that meeting. Majority in favor.

2. Correspondence – None

3. Selectmen's Report – None

4. Building, Planning and Zoning Department Report – a) Donna said there have been no updates on the Guiney court case. An email regarding plowing on Kelsea Road was forwarded from the PD. b) A resident who has a permit for a home occupation contacted Donna about doing an addition to his existing garage where he conducts his welding business. She said he has found that he often has a project in his current garage, waiting for parts, and ends up working on another project outside which is not convenient or conducive to welding. He also does some service work for the Town. Donna asked the Board if they would still consider this a home occupation or if site plan review would be required. Members discussed the square footage permitted for home occupations in accessory structures and agreed the proposal would still fall within those limits.

Public Hearing on Zoning Amendment

The Board is proposing one zoning amendment for this year's ballot. The amendment is to update the current Article 11 – Workforce Housing Ordinance of the Dunbarton Zoning Ordinance. There were no members of the public in attendance for this hearing which was noticed in the Concord Monitor, on the Town's website, and the Town's bulletin boards.

Board members reviewed the proposed changes to the section, agreeing that the changes were in keeping with the State's need for additional workforce housing and comply with current standards. Changes include: direct reference to the relative RSA; removal of the requirement of 'regional fair share'; change in the density bonus calculations; update of definitions, the number of units in multi-family dwellings for the purpose of workforce housing, and procedural requirements. The full text of the proposed ordinance is available on the website and in the Planning Office.

Chuck Frost made a motion to move the amendment to the ballot as presented: "Are you in favor of the adoption of Amendment #1 as proposed by the Dunbarton Planning Board for the Town of Dunbarton Zoning Ordinance as follows: To amend Article 11, Workforce Housing Ordinance, to reflect updates recommended by Central New Hampshire Regional Planning Commission to better

address workforce housing needs in New Hampshire?” Ken Swayze seconded the motion. Ron Slocum asked if the draft would be formatted to be consistent with the rest of the Zoning Ordinance. Donna said she will adjust the formatting when she updates the Zoning Ordinance after the Town Meeting. There was no further discussion. **All were in favor.**

Old Business - None

New Business – None

Other Business

Land Development Regulations: Section 9 – Architectural Design Review – Board members have reviewed the proposed draft of this section for the new Land Development Regulations and compared them to the current regulations. The text of both documents is almost identical, with just two sections from the current document not included in the draft.

Section C. Drive Through Facilities was not included in the proposed draft. The group reviewed each section of the current requirements. There was some question on the requirement of a drive through waiting area being a minimum of 8 feet x 20 feet and a maximum of 9 feet x 22 feet per vehicle. Donna will research current design standards. It was agreed to include the section in the new regulations.

Section D. Exterior Lighting Standards was not included in the proposed draft as part of the Architectural Design Review requirements. Lighting was addressed in the proposed Section 8.15 - Illumination, therefore this section does not need to be included.

The Board will discuss sections being reviewed by George Holt and Section 10.7 – Technical Review Committee Procedure at the February meeting.

Justin Nault moved to adjourn the meeting at 7:53 p.m.; seconded by Ken Swayze. All were in favor.

Respectfully submitted,
Donna White