

PLANNING BOARD MEETING MINUTES
AUGUST 18, 2021, 7:00 PM AT TOWN OFFICE MEETING ROOM

Roll Call Attendance

Alternate Ron Slocum, Brian Pike, Alison Vallieres, Vice-Chair George Holt, Chair Chuck Frost, Secretary Ken Swayze, Ex-Officio Dave Nault, and Jeff Crosby

Business

The chair confirmed with the secretary that this meeting was posted in two places and on the Town's website. It was noted that a full board was present; Ron Slocum would remain an alternate.

1. Approval of Minutes: **Ken Swayze moved to approve the minutes of July 21, 2021 regular meeting; Dave Nault seconded the motion. All were in favor.**
Dave Nault moved to approve the sub-committee workshop minutes of July 27, 2021; seconded by George Holt. All were in favor, noting only three members were in attendance.
2. Correspondence – None
3. Selectmen's Report – Selectman Nault said Saturday's Old Home Day was a success. He said groups were shown the upstairs of the Town Hall during the day's event.
4. Building, Planning and Zoning Department Report – Donna reported the following: a) Central NH Regional Planning was contacted about update of workforce housing ordinance and policies project; nothing new to report; b) the group needs to start working on Zoning Ordinance amendments in the next month or two; c) a new application and plans for a subdivision were submitted last week; plans will be distributed at the end of this meeting for the board's review; and d) Bob Pike and Ryan Audley will be at the office tomorrow to talk with board/Town representatives about the subdivision road bond.

Old Business – None

New Business

Application #2021-PB-003 – Constance A George & Scott and Karen Harrington – Lot Line Adjustment, Lots E6-03-06 & E6-03-03 on Montalona Road in the Low-Density Residential District. Applicant Scott Harrington was present; no abutters were in attendance. Peter Weeks, of J E Belanger Land Surveying, represented the applicants.

The chair stated that one waiver request was received for this application. Peter Weeks explained that the request relates to Section VI C and is to waive performing a topographic survey of the entire 61.95 acres and having wetlands, if there are any, delineated. He said both lots are in Current Use and will remain so; there are no new lots being created, and there is no development planned. **Ken Swayze made a motion to grant the waiver request as presented by Mr. Weeks; seconded by Dave Nault. All were in favor. Waiver granted.**

Peter Weeks pointed out the area of transfer, noting that it is 228,999 square feet and surrounded by stone walls. This area will transfer from Lot 06 to Lot 03, leaving 214' of frontage on Lot 06. He explained that most of the plan was done from Reference Plan #1; they did a partial survey and verified some of the monumentation based on the reference plan. Mr. Weeks said the plan meets zoning requirements, both lots will remain in Current Use, and the telephone/power easement is shown. Dave Nault said it appeared that two granite bounds will be set. Mr. Weeks said that was correct; there will be no drill holes. Jeff Crosby asked if there was any other process involved when using the large lot zoning with reduced frontage option. It was stated that there is no other action required; however, any future action on the lot would need to come back before the board.

The chair asked Mr. Harrington if he had anything to add to the discussion. As he did not, the chair closed the hearing to the public and brought it back to the board only. **Brian Pike moved to approve the proposed lot line adjustment for Constance A George of Tax Lot E6-03-06 & Scott and Karen Harrington of Tax Lot E6-03-03, on Montalona Road, utilizing the Large Lot Zoning provisions found in the Dunbarton Zoning Ordinance, subject to the following conditions:**

- 1. Submittal of a final, technically accurate, and graphically correct plan-set in full compliance with all current subdivision regulations and incorporating any and all additional requirements established during deliberations with the Board (per status reports, Planning Board meetings & minutes of August 18, 2021, and other acknowledgments).**
- 2. Approval and receipt of all other required local, state, and federal permits. There shall be no change(s) to the base plan(s) without re-consultation with the Board, as a result of such other permit approvals.**
- 3. Payment of all fees and costs associated with the Dunbarton Planning Board application process.**
- 4. That all specified work and improvements at the site, as specified by the Land Subdivision Regulations, be completed prior to the signing and filing of the mylar (i.e., survey monumentation must be in compliance, etc.).**
- 5. Preparation, submittal, and filing of all deeds, legal instruments, and/or documents required or intended to be filed at the Merrimack Country Registry of Deeds, in such content and form acceptable to the Town. New deeds are to be submitted to the Planning Office, along with the final mylar plan, all to be delivered to the Registry by office staff.**

George Holt seconded the motion. All were in favor.

Other Business

Zoning Ordinance review – The sub-committee of George Holt, Dave Nault, and Ron Slocum had a workshop to discuss Article 6, Open Space Subdivisions. Their suggested draft of the article was previously distributed to board members for review prior to tonight's meeting. George said the committee decided it would be easier to use the Chichester model ordinance provided by Central N H Regional Planning Commission, modifying it to fit Dunbarton, than to revise the existing article. This draft would replace the current Article 6. George said the major difference is the yield plan for the number of lots. He gave examples of how the proposed calculations would work, removing wetlands and steep slopes, but allowing up to 25% density bonuses for open space, trails, agricultural land and use, forestry, view shed, and historical features. Dave Nault said land in Dunbarton is pretty rough, with 30-40% having wetlands, slopes, etc. He said the group ran several scenarios, but the 25% cap on bonuses may lower the allowed number of lots.

Board members discussed the differences between the current article and the proposed language. There were questions and comments on the method of calculation, complexity of the method, overall affect on the number of lots, and issues with the current language that prompted this review. Section E-3a lists steep slopes as 15 degrees and 15 percent. Ken Swayze asked which is correct. George Holt said he recommends 15 degrees, the steeper of the two. After hearing feedback from the members, George asked for input on the following: 1) minimum acreage - Responses were 1 ½ to 2 acres, with the majority being two acres. 2) minimum frontage – Responses ranged from 125' to 200', with the majority at 150'. 3) setbacks – 40'.

There was discussion about who enforces open space easements, the 100' buffer, ownership of the open space, and how to proceed. George will do some yield plan examples. He and Dave Nault will re-work the draft; Ron Slocum chose to step down from the sub-committee. The matter will be discussed again at the September meeting.

Dave Nault moved to adjourn the meeting at 8:25 p.m.; seconded by Ken Swayze. All were in favor.

Respectfully submitted,
Donna White