

PLANNING BOARD MEETING MINUTES
OCTOBER 19, 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, Jeff Crosby

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 September 21, 2022 meeting; George Holt seconded the motion. Majority were in favor; Jeff Crosby and Justin Nault abstained as they were not present at that meeting.

2. Correspondence – None

3. Selectmen's Report – Selectman Nault reported the following: 1) The Board has made an offer to a new building inspector; he will be starting on Friday. The inspector will typically do inspections on Mondays and Fridays and be available to homeowners and contractors via phone or email during the week. 2) The Board received a bill from Dunbarton Telephone for new/relocated lines on Gile Hill Road. Justin said the BOS would like to bring the developer in to discuss the invoice. Jeff Crosby explained the conversation between the Eversource representative, Mark Andrews from the phone company, and himself when looking at the pole location/layout as part of the Gile Hill Road project. He said one pole stuck out in the road, others were moved from one side of the road to the other, and Mark wanted an additional pole because of the span for their lines. Jeff said the only pole that was an issue for the project was the one in the road, all the others were utility service needs. Justin will bring this information back to the BOS.

4. Building, Planning and Zoning Department Report – Donna reported the following: 1) A property owner has asked for a conceptual consultation with the Board at their November meeting. They would like to subdivide their parcel that is in Dunbarton but only has access from Hooksett. There was a brief discussion about items that will have to be addressed. 2) The ZBA granted an approval for an applicant's request for reduced lot frontage in order to subdivide. The approval was to reduce the required frontage of 200' to 93.96'. Several board members had questions as to how the ZBA arrived at that decision. Alison said she recused herself from the matter. She and Donna related the details of the ZBA's public hearing on the request.

Old Business - None

New Business – None

Other Business

1. Request for Bond Reduction – R S Audley, Inc., Countryside Homes Subdivision – A request for the reduction of the Site Improvement Performance Bond was received from Ryan Audley. The request to reduce the bond from \$2,285,000.00 to \$229,450.00 and a copy of the original schedule of values were distributed with the meeting packets to all board members. The documents were also forwarded to Jim Donison of Northeast Engineering, the Town-contracted engineer on this project, for his review and recommendation. An outline of outstanding items with an estimated total of \$272,510.00 and an email with a recommendation that the performance bond reduction be set at \$275,000.00 were submitted by Mr. Donison. That correspondence was forwarded to R S Audley and Bob Pike as owner of the development. Board members reviewed the request and the engineer's response. Justin Nault asked if the total would cover any unforeseen drainage issues, etc. Road Agent Jeff Crosby said it would, and he feels the engineer's figures are closer to what he would anticipate being needed to complete the project in the spring. **Jeff Crosby made a motion to reduce the performance bond to \$275,000.00 as recommended by Jim Donison; motion seconded by Ken Swayze. All were in favor.**
2. Zoning Amendments – Donna asked if the Board wanted to pursue updating the Workforce Housing Ordinance as discussed over the last few months. Board members discussed the potential for such projects coming before them in the future and the differences between their current ordinance and the draft proposed by Central NH Regional Planning. It was agreed to present the proposed update as an amendment to the Zoning Ordinance in March. A public information meeting on the proposed changes will be placed on the agenda of the Board's November meeting; a public hearing on the zoning amendment will be held in January.
3. Land Development Regulations – Donna met with Matt Monahan last week to go over the notes from the Board's review of the draft regulations. Matt created a list of items that were noted for further review and discussion. Donna asked board members to go over a few of the sections, with others to be covered at upcoming meetings.
Section 1.9 – George Holt said he did some research on the definition for Agriculture from the RSAs. Board members again reviewed the RSA, Matt's suggested definitions for Commercial Farms and Family Farms, and how to differentiate between the two. Donna was asked to put an inquiry out to see how other towns address commercial farms vs family farms.
Section 8.10 – Groundwater – George Holt will review and offer feedback.
Section 8.15 – Illumination – Chuck Frost will review and offer feedback.
Section 8.16 – Landscaping – Consensus was that this section should be minimized. Donna will review and offer feedback.

George Holt moved to adjourn the meeting at 8:45 p.m.; seconded by Ken Swayze. All were in favor.

Respectfully submitted,
Donna White