

PLANNING BOARD WORKSHOP MINUTES
APRIL 6, 2022, 7:00 PM AT TOWN OFFICE MEETING ROOM

The chair confirmed with the secretary that this meeting was posted on the Town's website and bulletin boards as required.

Attendance - Alison Vallieres, Vice Chair George Holt, Chair Chuck Frost, and Secretary Ken Swayze were present.

Town Hall Restoration – Selectman Dave Nault gave a presentation on the plans for an addition to the Town Hall. The addition will be 14' x 24', two-stories, set between the existing windows on the School Street side of the building. The addition is planned to allow access to the second floor of the building and includes two additional bathrooms, a five-foot U-shaped stairwell, and a Limited Use Limited Application (LULA) elevator. There will be a single entry into the library and a double entry on the second floor. Mr. Nault said the sprinkler system is approximately three-quarters complete; the pump and the 35 300-gallon water tanks are not yet installed. The existing cistern on the property provides additional water supply. There will be a pump room in the basement for the LULA. Mr. Nault reviewed the plan set with those present. There was discussion about heat, basement access, parking, use of the upper level of the building, and proposed timeframe for the project. Mr. Nault said there has been discussion about the Town acquiring a parcel of land in the area, and that might be used for additional parking. The library will be closed to patrons during the 20-week construction; however, services will be provided as they were during the COVID closure. Mr. Nault said the contract is being reviewed by the Town's attorney; he expects the Board will sign it in the next couple of days.

Workforce Housing Ordinance – The group compared the existing ordinance with the draft proposed by Central N H Regional Planning Commission. There was lengthy discussion about multi-family housing units, the number of units allowed, and where those units could be located in Dunbarton. There was also discussion on how the affordability is calculated and assured to be continued, and who oversees that requirement. George Holt said the draft ordinance seemed to be reasonable and bringing the Town's ordinance in line with state regulations, while acknowledging that Matt Monahan has worked on this type of project/ordinance for a number of years and has a better handle on the latest information than the board might. There was discussion that there have been no inquiries to the board for workforce housing to date; however, the ordinance should be current and usable in the event one is received. It was agreed that a public hearing would need to be held should the board decide to make the, or any, recommended changes. The chair suggested that a public hearing be scheduled in the next few months, rather than wait until January when zoning amendments are considered for the ballot. He said that would allow the public plenty of opportunity to review the changes and the board would have ample time to make revisions if necessary.

Lot Merger – Donna reported that a merger plan was received from the registry for two lots in the village. There was no merger form filed with the town for the board's review as required by RSA 674:39-a. There was brief discussion about how lot mergers are to be handled. Donna will contact the surveyor to get the proper document filed.

Construction Estimate – Zachary/Grapevine subdivision – Donna reported that a construction estimate for the extension of Zachary Drive and the bounds for the entire subdivision was distributed to board members and the Town's engineer for review. The engineer's response will be shared when received.

Kelsea Road improvements – Donna was asked if there has been any new correspondence or information on the proposed road improvements as related to the Guiney subdivision. She said the road agent recently met with a Unitil representative about moving some poles; an estimate of approximately \$12,000 for moving two poles was received and distributed. The chair informed the group that Selectman Mike Kaminski is working on the turnaround portion of the road. There was discussion on adjusting the pole relocation costs in the analysis done a couple of months ago and exaction fees vs off-site improvements and when paid. Donna will revise the cost analysis and distribute to all parties before the next meeting.

Ken Swayze moved to adjourn the workshop at 9:20 p.m.; seconded by George Holt. All were in favor.

Respectfully submitted,
Donna White