

**Harrisville Planning Board
Minutes
October 12, 2011**

Members Present: Sherry Sims, Bob Sturgis, Noel Greiner, Anne Havill (alternate) Heri Tryba (alternate), Jay Jacobs (Selectman), Charles Michal (Selectman alternate)

Members Absent: Ned Hulbert

ZBA Members Present: Charles Sorenson, Hal Grant, Sue Brown, Charles Michal

Members of the Public Present: Lisa Murphy, Winston Sims, Andrew Maneval, Allan Saari, Tom Flavin

Mrs. Sims called to the meeting to order at 7:02 p.m.

Attendance and Voting Members:

Mrs. Sims introduced the Board and said that the voting members are herself, Mr. Sturgis, Mr. Greiner, Mrs. Havill and Mr. Jacobs

Agenda:

The agenda was approved as posted. Mrs. Sims explained the procedure for the joint Planning Board and Zoning Board of Adjustment part of the meeting.

Boundary Line Adjustment – Tax Map 71, Lots 9 & 10, East Side Road, owned by David Adams and George Lepisto:

The Planning Board first reviewed the application for this boundary line adjustment submitted by applicant/agent Tom Flavin. The Planning Board approved the requested waivers for plat requirements found in Subdivision Regulations Section VII, 2d.i, 2e, 2f, 2k, 2o, 2q, 2g, 2s, 2t, 2u; Subdivision Application and checklist 7b, 7c, 7d, Test pits; percolation results; 4000 sq. ft. leach field areas, 75 foot well radius in a 5-0 vote. Then the Planning Board voted 5-0 to accept the application with two conditions: first, that the ZBA grant a variance for non-complying frontage; second that the mylar and final plats show that East Side Road is a Class V road. Following the Planning Board's acceptance of the application, the ZBA part of the meeting commenced.

Public Hearing:

Tax Map 71, Lots 9 & 10, East Side Road owned by David Adams and George Lepisto, Boundary Line Adjustment:

The Public Hearing began at 7:15 with a presentation by Tom Flavin explaining the purpose of the requested boundary line adjustment. The driveway access for the Adams property, Lot 10, has crossed a corner of Lot 9 for at least 20 years, maybe as many as 50 years. It was placed there because the road frontage of the Adams lot is a steep drop from the road and there is a culvert and great water flow along the road frontage. The Lepistos, owners of Lot 9, wish to sell their property and want to create the legal means for the Adams property to continue access in its current manner. Following Mr. Flavin's presentation, ZBA members and members of the public asked a few questions. The ZBA members explored their required criteria and determined that this line adjustment would not diminish any property values in the area. It also was critical since the Adams property can't be used without the existing access. Mr. Sorenson moved to approve a variance of article 9.1.1.1 as presented, Mr. Michal seconded it and the ZBA approved the variance by a 4-0 vote.

The ZBA part of the meeting closed at 7:35 pm.

The Planning Board hearing opened at 7:35 pm. After Mr. Greiner expressed his personal opinion that the lengthy procedure involving both boards is ridiculous just because the two lots are non-conforming, the Planning Board had brief discussion. Then Mr. Jacobs moved that the Planning Board approve the proposed boundary line adjustment with the mylar reflecting the Class V status of East Side Road. Mrs. Havill seconded the motion and it was approved by a 5-0 vote. Mr. Flavin will give the Board a corrected mylar and copies of the plat and the Planning Board will sign and record it. The Public Hearing closed at 7:40 pm.

Presentation – SWRPC’s “Guiding Change” CD

Lisa Murphy, Senior Planner with Southwest Region Planning Commission showed key parts of this CD, which SWRPC had made for the 35 towns in its planning area. She showed how to use it as a way to access other information via hot links to their websites. One especially useful one is the GIS link, which shows map layers that can be produced. She also reviewed the principles of Smart Growth, NHOEP’s guidance to intelligent and innovative planning. For example, Principle #1 is to “maintain traditional compact settlement patterns”. This allows towns to create village districts instead of spreading everything out in the pattern of rural zoning and frontage. Mr. Michal likes this idea and encouraged the Planning Board to start working on this. The Master Plan should also indicate this as an important area, he feels.

Ms. Murphy also mentioned the work of the NH Citizen Planner Collaborative, which creates alternative opportunities for local officials to gain access to existing training instead of the standard OEP and LGC conferences. The link to the NH Citizen Planner website is www.extension.unh.edu/cp. She also mentioned that Tara Germond of SWRPC is available to help with energy sections of the Master Plan. The CD also has links to population figures under the “regional data” section. She encouraged us to make copies of the CD to give Planning Board, Master Plan, ZBA, Conservation Commission and any other entities that would find it useful.

Minutes of Previous Meetings:

The minutes of the August 10, 2011 meeting were unanimously approved as distributed.

Old Business:

Quarterly meeting of land use board chairs:

This group had a very productive meeting on September 19. Mrs. Sims distributed the minutes of it to the Planning Board members and noted that these minutes are posted in the public book of board minutes. The next meeting of this board chair group is November 14, which will be after the November Planning Board meeting. Mrs. Sims encouraged board members to bring possible agenda topics to the November 9 meeting.

LGC fall lectures:

Most Planning Board members had attended at least some of the Local Government Fall lectures. They reported key items that had been discussed. The area that interested the board most was the question of the possible ramifications of the change in the state

Comprehensive Shoreland Act to the Shoreland Water Quality Protection Act. Specifically, might the state's preemption of local authority in setbacks mean that Harrisville should adjust its Shoreland Overlay Ordinance? And if we need to change our zoning, what process do we need to follow and what timing should we strive for? Mrs. Sims asked for the formation of a subcommittee to see what the new Shoreland Water Quality Protection Act would mean for Harrisville and how we are mandated to change our ordinances. Mr. Sturgis, Mrs. Havill and Mr. Michal volunteered to be on this subcommittee; they will meet and report at the November 9 Planning Board meeting.

Next regularly scheduled meeting is Wednesday, November 9, 2011 at 7:00 p.m.
The meeting adjourned at 9:10 p.m.

Approved: _____ Date: _____
Co-Chairman