



**Planning Board Meeting**  
Monday, February 23, 2009  
Council Chambers, City Hall at 7:00 pm

**Meeting Minutes**  
*Approved 3/9/09*

**Meeting Called to order by Planning Board Chair Peter Guillette at 7:01 pm**

**I. Roll Call**

**Present:** Richard Wahrlich, Alan Grigsby, Deborah Cutts, Paul LaCasse, Peter Guillette, Adam Burke, Erwin Caplan

**Absent:** Lori Richardson, Brian Rapp

**City Staff:** Peter Dzewaltowski, Interim City Planner; Ed Tinker, Director of Planning & Development; Michelle Aiken, Boards & Commissions Coordinator

**II. Review of Minutes**

- Monday February 9, 2009 public meeting minutes

**Motion to:** Approve the February 9, 2009 meeting minutes.

**Made by:** Mr. Burke

**Second by:** Mr. Grigsby

**Vote:** Unanimous

**III. Draft Ordinance 504 Infill and Inclusionary Development – Informational/Discussion**

Chair Guillette advised that there will be a public hearing after they will see a presentation by the Planning Department. Mr. Dzewaltowski advised that the presentation he is about to show the board was previously presented to the City Council. There were actually viewers from home who came in and asked questions about what the ordinance means to them. They also had some people from the audience who were concerned with what some of the problems and nuisances would be from this ordinance. The board itself had some questions about what the purpose of this ordinance is and he hopes this will answer some of their questions.

Mr. LaCasse would like to see all new subdivisions and site plans meet parking requirements and he does not feel that there should be breaks. Mr. Grigsby advised that he feels that there has already been some infill in the city. Mr. Dzewaltowski advised that the city has the ability to take some of their concerns further and strengthen those areas of concern in this ordinance or in other parts of the ordinance. There is room for improvement to ensure the types of development respect the natural environment. Alternatively there is still the option for the ZBA special exception. The staff wanted to provide an ordinance that does not provide a lot of hurdles and still make sure that the development is done right. Grigsby felt The ZBA is a way to provide a checks and balance. He feels that the 18 units per acre is workable. He feels the 5000 sqft infill has the potential to create some problems.

Mr. LaCasse feels that 18 is too many, anything over 9 should have special exception. We have a rural city and some of the lots don't have a yard or a place to park. We really want to see something better than that and he does feel that the setbacks will account for that, but when you develop an ordinance you have to develop a rural NH city. There is lots of land in the area and housing has lots of places to go. Mr. Dzewaltowski advised this ordinance isn't specifically directed towards affordable housing, it encompasses all housing that is available. Allowing a smaller lot size helps to offset the cost. Mr. Burke is concerned with an area like Bible Hill which

could have potential for development. Ms. Cutts feels that we need to develop and if we continue to make it difficult to develop we are going to continue to pay the taxes we have. She likes the parking requirement per bedroom instead of the parking and bonuses in this ordinance. She would like to take away the Planning Boards ability to give a waiver for parking. She doesn't like being put on the spot for that. She is not so much in favor of the bonus for affordable housing. She is uncomfortable with giving a bonus for affordable housing, she would like to have design guidelines. There are dozens of complaints regarding the ZBA process, not the people on the board, but she is in favor of "one stop shopping". Having some design guidelines might protect the image that we are so worried about, there are places such as Williamsburg and Freeport that don't have the taxes we have but do have the development. Mr. LaCasse does agree that there needs to be more discussion and he feels that the planning board should have a workshop to fine tune it. Mr. Wahrlich is thinking about the fact that there is not a lot of new housing in the community and this is a good effort to try to bring some development into some areas that would not get it.

### Open Public Hearing

Mr. Bernie Folta thinks that this may be clear to the Planning Board and council how this ordinance works, but it may not be clear to the citizens. His understanding is that if the Planning Board recommends the ordinance it needs a majority vote by the City Council. If the Planning Board doesn't recommend it, at the City Council level it needs a 2/3 vote. He would suggest that an ordinance is not given to the Planning Board and City Council at the same time and he is disturbed that the City Council got a better presentation than the Planning Board. There was the first open space ordinance that was shot down by the Planning Board. Then a citizen group made another open space ordinance that has been recommended by Planning Board but not made it to the City Council yet and he feels that there is something else down the road coming that has to do with the open space ordinance. Is there an open space ordinance coming down the line?

### Closed public hearing

Ms. Cutts thanked the planning staff for bringing this ordinance as quickly as it did and the education and the opportunity to ask questions. Mr. Grigsby would think the next step would be after this discussion, maybe they would rework it and then they could look at it again. Mr. LaCasse would like to have a workshop with this and take a tour of the City, preferably after the snow is gone. Mr. Grigsby would rather not wait until snow melts. Mr. Tinker would encourage the group to have more public input and discussion; he believes that they at least have until the April meeting. Mr. Wahrlich advised that the families he talks to like to have the tight neighborhoods where their children can go out and play in the neighborhoods and those people with the kids are spending more money in the community. Mr. Tinker advised this is an opportunity to do a lot of good for properties that are not buildable.

Chair Guillette advised there are two more meetings and he does think that a workshop is a good idea. Mr. LaCasse feels very uncomfortable having a first reading of the council he feels it is being rushed. Mr. Wahrlich feels this is a good process and it puts it out in two areas and people are bound to hear about it. Mr. Tinker felt that we shouldn't stop this process we should keep it moving. Mr. LaCasse advised that when you do the first reading the clock starts ticking and he feels that the planning board should be able to take its time. Mr. Grigsby advised if we are voting on it right now he would vote against it because there are lots of problems. Mr. Tinker advised that he does want as much public input as possible. Ms. Cutts advised first reading by the council doesn't make her nervous and we have a Planning Board meeting on march 9<sup>th</sup> and she would like those concerns addressed or convince her that their way is wrong or to meet half way. We need to be more specific about the things we don't like and give opinions on what it should be. She feels that deadlines are good and it encourages process. Mr. Burke has stated his concerns, one of his recommendations would be to address the bonuses and he would like to discuss it further also.

Mr. Dzewaltowski advised there are two applications for the next Planning Board meeting on March 9<sup>th</sup> and it is up to the board if they would like to review the applications and then have a workshop or if they would like to reschedule the workshop for another time slot. Consensus from board members to keep the meeting at 7pm and have the workshop after the applications.

#### IV. Reports from Boards and Commissions

- Application for Upper Valley Lake Sunapee Regional Planning Commission

Chair Guillette advised that there are three seats and Mr. Folta has been in this for the past 3 years.

**Motion to:** recommend Mr. Folta for the UVLSRPC seat

**Made by:** Mr. Grigsby

**Second by:** Mr. Burke

**Vote:** Unanimous

Chair Guillette encouraged the Planning Board members to attend the planning and zoning conference which is described in the handout they received tonight.

Mr. Burke advised the conservation Commission had a meeting on the 19<sup>th</sup> and there is property on Thrasher Road that has proposed some work to NHDES and the Conservation Commission recommended not allowing the work due to the impact on the abutting property. Mr. Grigsby advised that the city denied a driveway permit to Landmark Land Services and they were allowed to connect to an abutting driveway. Mr. Burke advised the issue revolves mostly round the flooding in the areas.

There will be an open seat in April when Mr. Grigsby's term is up and there are also alternate seats available and Chair Guillette would encourage people to apply for these seats.

#### V. Adjournment

**Motion to:** Adjourn

**Made by:** Mr. Grigsby

**Second:** Mr. Wahrlich

**Vote:** Unanimous

Meeting Adjourned at: 9:05 PM

Respectfully Submitted,

Michelle Aiken

Boards & Commissions Coordinator