

TOWN OF LYNDEBOROUGH PLANNING BOARD MINUTES

April 20, 2017

Approved 5-18-17

7:30 PM Call to Order & Roll Call

Chairman Bob Rogers, Vice Chair Tom Chrisenton, Larry Larouche, Bret Mader, Mike Decubellis, Alternate Julie Zebuhr, Alternate Paul Best and Selectmen's Rep. Lee Mayhew were present.

NEW BUSINESS:

Brown-Chrisenton Lot Line Adjustment, Lots 228-1, 230-6, 230-6-1

Present: Steve Brown, Maria Brown, Ginny Chrisenton and Tom Chrisenton.

Tom and Ginny Chrisenton, Lot 228-1 to be reduced from 78.4 acres to 68.9 acres via a lot line adjustment with Steve and Maria Brown, Lot 230-6 to be increased to be increased to 29.2 acres and Lot 230-6-1 to be reduced by 1.1 acres to 20.4 acres.

Tom Chrisenton stepped down from the Board. Starting this month, Steve Brown is no longer a Planning Board member.

Two abutters were sent certified letters and the public notice was in the Milford Cabinet.

The applicants presented a map and explained the lot line adjustment.

VOTE: Bret Mader made a motion, Paul Best seconded to accept the application.

Mike Decubellis asked if anything is violated by this lot line adjustment and Ginny Chrisenton answered no, the purpose states no subdivision.

The motion passed unanimously.

VOTE: Mike Decubellis made a motion, Larry Larouche seconded to accept the lot line adjustment. Motion passed unanimously.

The secretary received check #1347 for \$60 from the Browns and Check #3155 for \$60 from the Chrisentons for the abutter certified letter and public notice costs. There was no application fee paid. The Mylar will be recorded at the Hillsborough County Registry of Deeds by the applicant.

Steve Brown presented a boundary survey of his property for the files

Tom Chrisenton returned to the Board.

Board Appointment

Postponed until June 2017

CONTINUED BUSINESS:

Wetlands Discussion – Update on the joint board meeting facilitated by NRPC on April 12, 2017

There was a debate about the benefits of setbacks in the buffer zone

Vice Chair Chrisenton handed out “Title LXIV Planning and Zoning; Chapter 675:7” which mandated if a proposed amendment to a zoning ordinance would change a boundary of a zoning district, zoning ordinance change to the minimum lot sizes or the permitted use in a zoning district and the change would affect 100 or fewer properties, notice of a public hearing on the amendment shall be sent by first class mail to the owners of affected property.

Vice Chair Chrisenton felt wetlands setbacks will create a tremendous problem to every lot in town and an expense to the town. This took affect at 2015 town meeting.

To test the theory, Tom Chrisenton took the downtown area and did an overlay with the state wetlands map and reported a high percentage would be affected. For example, the J.A. Tarbell Library has a small area of wetlands in the back and to put a 50 or 100 foot buffer around that would make the lot unusable. He also felt it would affect the appraisal values and the banks that hold mortgages on the lots.

There was discussion about the cost to identify wetlands and that all wetlands may not be identified or able to protect all wetlands.

Tom Chrisenton felt the subdivision regulations for new subdivisions can help and they can request wetlands buffers over and above the Wetland District. Mike Decubellis felt this does nothing for the existing lots.

Gravel roads have a big impact on wetlands and the discussion turned to adequately providing water control to stop sediment runoff from getting into the streams and education on this topic. It was noted that many streams start in Lyndeborough.

Chairman Rogers asked the Board if they want to consider writing an ordinance to create a buffer and if so would members volunteer for a committee.

At a previous meeting Mr. Decubellis provided a build-out analysis of the town and its impact. He said he had learned a lot from his studies and involvement with the Conservation Commission.

Identifying the pockets of wetlands would be a big project. Julie Zebuhr felt it would exist once there is a subdivision on paper.

Soil based zoning was discussed as well as violations from logging operations in town and the town's ability to enforce regulations.

Tom Chrisenton informed the Board that logging is the biggest land use in New Hampshire and second or third largest industry to the state. He said that New Hampshire has lowest fire calls because loggers do a good job. He felt that bad loggers should not penalize all the others who are doing a good job and following regulations.

He added, New Hampshire is the most forested state and has the best water quality. The biggest source of pollution is large cities and agriculture. Mike Decubellis said that it is great today but we have to protect it for the future.

Mike Decubellis suggested tabling the ordinance question for a month in order to gather documents to be better informed on the benefits.

VOTE: Mike Decubellis made a motion, Lee Mayhew seconded to table until the next meeting the question asking the Board if they want to write a wetlands ordinance. Motion passed unanimously.

-HOME BUSINESS AMENDMENT:

It was discussed the Home Business Amendment should be re-written and to consider making it two levels; Home Business and Home Occupation. The Selectmen will work on this from the code enforcement side and have information to the Planning Board by summer 2017. A permit process was discussed where a business comes to the town office for a permit and are required to check-off they have read and understand the Home Business Regulations.

MINUTES & OTHER PERMITS TO REVIEW:

VOTE: Mike Decubellis made a motion, Larry Larouche seconded to approve the February 16, 2017 minutes. Motion passed unanimously.

Driveway permits:

Bret Mader reported that Mike Kaelin is cutting on Curtis Brook Road and asked if there was an intent to cut filed. He said there is a harvester on the property. The Board did not have any information.

ANNOUNCEMENTS:

Lee Mayhew will be the Selectmen's Representative for the Planning Board until the Selectman Schultz is able to return.

CORROSPONDENCES:

-Dave Schmechel contacted the Planning Board secretary regarding restrictions on his 25-acre lots on Mountain Road. Mr. Schmechel did not provide the letter he intended before tonight's meeting.

-Bob Rogers discussed an email regarding resident Anne LaPlante and the issues with dirt bike noise at the Granite State Gravel Pit. The Board was made aware of this problem just days after Granite State Concrete was in for a permit renewal. At that meeting they promised to help with the tree buffer on the Bell property. A reminder letter will be sent inquiring.

Mike Decubellis brought up concerns about dirt bikers on the property. Selectman Mayhew reported the problem is being taken care of with the owner and the police chiefs in the three communities affected.

Retiring from the Planning Board, Steve Brown:

Steve Brown said he has had the privilege to live in town 32 years and that Lyndeborough is a special town and very unique. The town has enjoyed light regulations and talked about the Lyndeborough way. He asked the Board to think about what they are doing and make good decisions.

The Board thanked Steve Brown for his dedicated service to the Planning Board and the community.

ADJOURNMENT:

VOTE: Larry Larouche made a motion, Paul Best seconded to adjourn at 8:40pm. Motion passed unanimously.

Respectfully submitted,
Kathleen Humphreys
Planning Board Secretary