

**TOWN OF HENNIKER
PLANNING BOARD**

October 22, 2008
Draft Minutes

Members Present: Gary Guzouskas, Vice-Chairman; Terry Stamps; Jim McElroy; Ron Taylor, Selectman, ex-officio; Scott Osgood; Ed Miner, Alternate; Leon Parker, Alternate Selectman, ex-officio

Others Present: Laura Scott, Planning Consultant; Jennifer Astholz, Recording Secretary; Mike Vignale; Scott Dias

Gary Guzouskas, Vice-Chairman, called the meeting to order at 7:00 pm.

Town Engineer Meeting – Mike Vignale KV Partners

Mr. Guzouskas introduced Mike Vignale, of KV Partners, as the newly hired engineering firm that will be working with the Town. The Board members introduced themselves to Mr. Vignale. Mr. Vignale gave a brief introduction of his professional experience which includes traffic, drainage and roadway engineering. He stated that he enjoys working on the municipalities' side of projects. Mr. Vignale asked if the Board members had any questions for him.

Mr. Osgood asked when Mr. Vignale would like to see a plan turned over to him for review of any potential engineering conflicts. Mr. Vignale stated that it is his opinion that he would typically rather review plans earlier in the process than later. He stated that fees are lower, and it can save time in the long run to review plans during the conceptual phase. Engineering review early in the process usually saves redesigning time and money.

Mr. McElroy asked if Mr. Vignale's firm has the necessary resources to review complex drainage calculations, steep slopes, road construction, hydrocad modeling, etc. Mr. Vignale stated that this is typical of the work that he does. He stated that there are occasional specialty types of site plan reviews that may require additional expertise, or situations where specialty uses within a building would require more specific expert review. He stated that he has the ability to secure additional resources if the situation falls outside of his professional expertise.

Ms. Stamps asked Mr. Vignale if there is anything that he would like to request of the Board members to produce a successful working relationship. Mr. Vignale stated that communication and coordination between the Board, himself and the developer is of key importance. There was discussion about the need for clear communication of technical information to all parties involved in a case.

The Board expressed their thanks to Mr. Vignale and looks forward to a productive working relationship.

10/8/08 Meeting Minutes – Review and Approve

Terry Stamps **MOVED** to table the review of the 10/8/08 meeting minutes until the next meeting on 11/12/08 when Kristin Claire is present. Jim McElroy **SECONDED** the motion. Motion **PASSED, 5-0-1**. (Mr. Miner is voting in Ms. Claire's absence; however, he abstained on this vote as he was not present at the 10/8/08 meeting.)

2009 Town Meeting Draft Warrant Articles – Zoning Ordinance Amendments

**Small Wind Energy Systems Ordinance:*

Ms. Scott stated that she sent a letter to Peter Flynn, Town Administrator, stating that the Planning Board would like to propose this for Town Meeting. State law dictates that small wind energy systems cannot be banned, and they are regulated through the building permit process. The small wind energy systems are only for onsite consumption and are not meant for selling power to the grid. Ms. Scott will confirm all of the RSA's.

Scott Dias, resident, stated that no building permits are required in Henniker. Ms. Scott replied that State law overrides Town requirements. Mr. Dias stated that it is his understanding that if a small wind energy system is generating more power than what is being used, the State utility must buy it back. Mr. Dias stated that he has looked into these systems and it appears that there are many equipment options in many price ranges. He stated that there needs to be much more wind than you would think to make these work. He stated that there are actually very few days during the year that would provide enough wind for use in this area.

**Article II and 133-12 Junkyards:*

Ms. Scott stated that the RSA's have been referenced. She stated that a State law had changed regarding setbacks, and that information was altered to coincide with the law. Ms. Scott will make a complete packet available of the RSA's and any other applicable information for review during the public hearings.

**Article XI Signs:*

Ms. Scott stated that the document has been reviewed by Mr. Flynn, Cindy and Nicole in the office.

There was discussion about historic markers in town. Ms. Scott will add a note stating that historic marker signs sponsored by any governmental agencies are exempt from this ordinance.

There was discussion about the section regarding sign measurement. Sign height allowances will be moved to the Table. Ms. Scott will include language from the Master Plan into the purpose statement.

**Legal Opinion re: SB 432 (Workforce Housing)*

The Board discussed the issue of workforce housing. Ms. Stamps offered to do preliminary inventory of the Town. Ms. Scott stated that she will gather what information she can to assist her.

Ms. Scott stated that she will send the revised zoning amendments to legal counsel for review in order to have their comments back prior to the public hearings.

There was discussion about the proposed zoning amendments in the Educational District. Mr. Osgood stated that he would like to keep lines of communication open with New England College about any proposed changes to the Educational District. Ms. Scott stated that NEC has a representative on the Community Profile project. She will put the issue of continued discussion about the Educational District on a future agenda.

Planning Board members were assigned to present the various zoning amendments at the public hearings.

Gravel Road Standards

Mr. Osgood compiled examples of gravel road standards from around the country. The information gives a highly detailed manual on how they should be designed and constructed. Mr. Osgood stated that this information would help to make decisions on new gravel roads in Town.

Mr. McElroy stated that the topic of gravel roads is a very divisive issue in Town. The Planning Board could adopt these gravel roads standards into the Subdivision Regulations.

Ms. Scott stated that the Road Management Committee has not yet met to review these standards. She suggested that the Highway Department also review the standards.

Mr. Guzouskas stated that he will make sure that this topic gets put on the next agenda of the Road Management Committee.

2009 Annual Budget Request

Ms. Stamps will present the proposed budget at the hearing on November 1, 2008. Ms. Scott explained that the budget sheet does not show income, but she will get that information for Ms. Stamps.

The Board discussed several of the line items in detail. Mr. Osgood stated that \$9,000 in legal fees is an anomaly this year. He suggested that the budget remain flat with no increases, and the Board needs to live within their means. Leon Parker stated that the Board may have to deal with big legal cases in the coming year.

Ms. Scott stated that she will check on the CNHRPC dues to see if they are increasing this year. She will ask for written documentation for their records.

Mr. McElroy **MOVED** to increase Line item 320 Legal Fees to \$5,000 and increase Line item 625 Postage to \$1,000; Line 560 Dues/Memberships will represent the view of the Planning Commission as obtained by Ms. Scott. Ms. Stamps **SECONDED** the motion. Mr. Osgood stated that based on Mr. Parker's comments about the Board of Selectmen looking for other ways to pay for increasing legal fees, he prefers a flatline budget

without increase. Hearing no other discussion, Mr. Guzouskas called for the vote. Motion **PASSED, 5 – 1 – 0**. Mr. Taylor, Mr. Guzouskas, Mr. McElroy, Ms. Stamps and Mr. Miner voted in favor of the motion; Mr. Osgood dissented.

Mr. McElroy **MOVED** to adjourn at 10:04 pm. Ms. Stamps **SECONDED** the motion. Motion **PASSED, 6-0**.

Respectfully submitted,

Jennifer Astholz