

HENNIKER PLANNING BOARD
July 8, 2009

Approved Minutes

Members Present: Kristin Claire, Chairwoman; Kellie Dyjak; Rick Patenaude; Terry Stamps; Jeff Roach, Alternate; Leon Parker, Alternate Selectman, ex-officio

Members Excused: Scott Osgood; Ed Miner, Vice-Chairman

Others Present: Mark Fougere, Town Planner; Jody Keeler; Jennifer Astholz, Recording Secretary. Ron Taylor, Selectman, ex-officio, is in attendance but has recused himself from participating on the Board due to having a cold.

Call to Order

Chairwoman Claire called the meeting to order at 7:00 pm. She stated that Jeff Roach will be voting in the place of Scott Osgood, and Leon Parker will be voting in place of Ron Taylor.

Review and Approve June 24, 2009 Meeting Minutes

The minutes from the June 24, 2009 Planning Board meeting were reviewed and corrected. Terry Stamps MOVED to approve the minutes as amended. Kellie Dyjak SECONDED the motion. Motion PASSED, 6-0.

Developments of Regional Impact per RSA 36:54-36:58: None.

Case #2009-005: An application for a minor subdivision for condominium ownership has been submitted by Margaret L. Keeler on behalf of Margaret L. Keeler Rev. Trust. The application is to create condominium ownership for an existing two-family dwelling at Map 2, Lot 238-B on 43 and 47 Crescent Street in the Residential Village District (RV). This application was previously approved in 2005 by the Planning Board, Case #2005-007, but its approval lapsed.

Mark Fougere, Town Planner, stated that the Board has previously reviewed this application, and a waiver for topography was agreed upon. The other items (fixing a turn-around, adding drainage arrows, showing utility connections to the street, submitting condominium documents and adding the signature block to the plans) have been addressed. It was noted that Town water and sewer is utilized. Mr. Fougere stated that there are no other outstanding concerns. It was confirmed that a notarized letter is in the file stating that Mr. Jody Keeler has the authority to act on behalf of the trust.

Leon Parker MOVED to accept the application as complete. Terry Stamps SECONDED the motion. Motion PASSED, 6-0.

Chairwoman Claire opened the public hearing at 7:15 pm. Hearing no comments, the public hearing was closed.

Rick Patenaude MOVED to approve the application for Case # 2009-005. Leon Parker SECONDED the motion. Motion PASSED, 6-0.

Board Discussion

--Workforce Housing – Milford Outline Example: Mr. Fougere stated that the Town of Milford has taken the position that they have their fair share of the workforce housing market in their region. The written example shows the data and calculations that were used to support this claim. Mr. Fougere suggested that Henniker create a similar written statement of statistics for this region. He stated that he will review home sales from the last 12 months and collect other pertinent data to share with the Board at an upcoming meeting.

Mr. Taylor asked if the definition of “workforce housing” includes a percentage that towns must meet. Mr. Fougere stated that no specifics are included in the definition, and he would be uncomfortable quoting a definite number. Ms. Stamps asked if land area and population factors into the calculations. Mr. Fougere stated that it is really based on the economy in the region. He stated that the Regional Planning Commission has recently published their “fair share” analysis which will be helpful in further discussions.

Ms. Stamps stated that she is in favor of creating a similar written statement for Henniker if it is relatively simple to collect the information. She stated that it appears that the methodology is correct, but inconsistent mathematical terms are used in the example provided by the Town of Milford. She stated that there is discrepancy between the terms “average,” “mean,” and “median,” and she wants to be sure that the correct terms are used when writing the statement for Henniker.

--Pike – Intent to Excavate, Site Walk Letter: Mr. Fougere stated that he had a positive visit with the owner. He stated that the plant is not operating right now, and some areas have been restored. He stated that there are approximately 40 +/- acres that have been excavated, and there are two areas where they can expand. Mr. Fougere stated that to go into the section that is grandfathered, they would need a bond. One part of their operation was never grandfathered. If they want to expand into that area, they would need to come in for Site Plan review.

Mr. Fougere stated that he has also met with Denis McComish and Alan Michie about their excavation operations. He stated that he has nine visits left to complete. The new driveway cut on Rte. 114 for one of the excavation businesses was discussed.

Ms. Dyjak stated that many of the excavation operators in town have spoken to her and have expressed appreciation for Mr. Fougere’s approach in handling their industry and inspection process.

Ms. Dyjak MOVED to adjourn the meeting at 7:35 pm. Mr. Parker SECONDED the motion, and it PASSED UNANIMOUSLY.

Respectfully submitted,
Jennifer Astholz