

## HENNIKER PLANNING BOARD

*Draft Minutes*  
October 27, 2010

**Members Present:** Kristin Claire, Chairwoman; Ed Miner; Jeff Roach; Terry Stamps; Leon Parker, Selectman, ex-officio (arrived at 7:20 pm).

**Members Absent:** Kellie Dyjak; Rick Patenaude, Vice-Chairman; Dale Jennings, Alternate; Tom Howard, Alternate

**Others Present:** Mark Fougere, Town Planner; Jennifer Astholz, Recording Secretary

### *Review and Approve October 13, 2010 Meeting Minutes*

Minutes of the October 13, 2010 meeting were reviewed. Ms. Claire **MOVED** to accept the minutes as submitted. Mr. Roach **SECONDED** the motion. Motion **PASSED, 3-0-1**. Ms. Stamps abstained as she did not attend that meeting.

### *Board Discussion*

#### a. Review Draft 2011 Zoning Changes

The Board discussed an article that Mr. Fougere had sent to them about spot zoning. They commented that it was helpful in clarifying the issue.

1) Amendment 1: The Board further discussed the rationale for proposing the change to the CR zone. Mr. Fougere stated that expanding the CR Commercial Recreational zone is consistent with the Town's Master Plan. Proposing to include Lots 655, 655A and 656 into the CR zone is an expansion of an existing zone as opposed to creating a new zone in the area. The Board stated that expanding the zone may generate broader economic potential for the Town.

Ms. Stamps asked if a general description of the location of the lots could be added as a reference; i.e. these lots are located east of Craney Hill on the south side of what is currently Pat's Peak Ski Area. Mr. Fougere stated that he will write a brief statement explaining the reason for this proposed zoning amendment.

2) Amendment 2: There was discussion about what constitutes a "fixed location on the ground."

(Mr. Parker arrived at 7:20 pm.)

Fences were discussed, and Mr. Fougere stated that he will verify if there is a Town Ordinance and/or State Statute about fences.

3) Amendment 3: The Board consensually decided to have Mr. Fougere re-write this proposed zoning amendment for easier reading. They decided to omit the specific section references as they would be redundant.

4) Amendment 4: Mr. Fougere stated that he will write a description of the issues relating to the parking requirements. He stated that the Board has the provision to waive parking requirements in the ED zone, so no changes were made to that section. He stated that should the zoning amendment pass at the 2011 Town Meeting, then Site Plan Regulations will have to be amended to accommodate the parking criteria.

There was much discussion about which portions are being deleted and what is being amended. There was discussion about parking requirements for home businesses and the ED zone should stay in the zoning ordinance while other parking requirements should be included in Site Plan Regulations. Mr. Fougere will write an introductory sentence explaining the intent since this section is so long.

5) Amendment 5: As the term “Average Tree Canopy” is no longer used in the zoning ordinance, the definition should be deleted. Mr. Parker stated that this is really just an administrative change to realign the definitions with what passed last year. Mr. Fougere will write a statement explaining this.

*Miscellaneous*

1) Mr. Fougere stated that The Central New Hampshire Regional Planning Commission is inviting members of local boards and committees to give their input at two upcoming public meetings of the Contoocook and North Branch Rivers Management Plan. Planning Board members received this information in their packets.

2) Chairwoman Claire stated that Alternate Tom Howard has written a letter of resignation to the Planning Board due to health issues. The Board suggested that each member think of people to recruit for open positions.

*Adjournment*

Ms. Stamps **MOVED** to adjourn at 8:00 pm. Mr. Miner **SECONDED** the motion. Motion **PASSED, 5-0.**

Respectfully submitted,

Jennifer Astholz  
Recording Secretary