

Washington Planning Board

Meeting Minutes - Draft

November 17, 2020

- 0.0 Assembly: 6:30PM, conducted on Zoom
 - 0.1 Members present: Hatch, Kluk, Crandall, Revane and Schwartz
 - 0.2 Alternates present: None
 - 0.3 Members and Alternates Absent: Chidester and Terani
 - 0.4 Visitors: Jed Schwartz

1.0 Public Hearing - Hatch called the Public Hearing to order at 6:30 PM. He stated the purpose of the hearing was to consider the changes to the LUO that the Board has been working on for over a year. He stated that the proposed changes are available on the Town website and asked that comments be sent by mail or email by November 30th so that the board can consider them at our next meeting on December 1st. (send email to pb@washingtonnh.org) Hatch went through the proposed changes. He discussed the specific sections with substantial changes: #201.1 Lot Area has new wording, #303 Wastes adds witnessing of perc tests, #308 Glare Lighting has new wording to take into consideration new lighting technology and aims to protect our rural character, #313 Junky Yards will allow the Board of Selectmen to take action if there is a complaint of violation. The NHMA template was used for this section. There were no questions or comments so Hatch closed the Public Hearing at 6:37PM.

Hatch then opened the regular monthly meeting.

- 2.0 **Minutes: October 6th meeting** – There were no changes requested, Kluk made a motion to approve as written, Revane seconded the motion and all voted in favor.
- 3.0 **New Business:**
 - 3.1 **Off Grid Cabin** – Revane stated that someone came to the BoS seeking information on building an off-grid cabin (not for full-time occupancy). He is buying a 50-acre parcel on a Class VI road and plans to hike in have no electricity except possible solar, an outhouse or other waste management system. He is willing to sign a waiver for all town services and is willing to put deed restrictions or a conservation easement on the parcel. Revane said the BoS looked into it and they can allow this on a case-by-case basis. They spoke to Ed Thayer who had no concerns about it. The purchaser is waiting on a decision from the town before making the purchase. Kluk asked if it was abutting an existing conservation parcel. They weren't sure. Kluk asked about occupancy and permits. Revane said they could inspect it. Kluk asked how many other places in town are like this, Revane said 28 properties have waivers signed with the town. Crandall asked if this would open up the area to other development. Revane said no, no utilities are going in. Kluk asked what the BoS were seeking from us. Revane said that they wanted us to know what was going on and get our comments and concerns. Hatch asked that they keep us in the loop with any further development on the issue.
 - 3.2 **PB Budget for 2021** – Schwartz sent out a sheet with our 2020 budget showing what we have spent and the request for a budget for next year. Kluk said she penciled in some amounts and shared them with us. We will finalize the budget at our December meeting. Hatch brought up the end of year report. He will bring a draft to the December meeting to run by us.

4.0 Old Business:

4.1 LUO review -

4.2 Town Center Vision project – Schwartz said she shared the newest plan with Ed Thayer and he wanted to get some contours done before he could estimate the cost. The BoS suggested we use Anthony Costello for this. Crandall asked if we are supposed to use the money in our TCV line to pay for this. Schwartz said the money is not spent and would be appropriate to use for this. Schwartz will invite Anthony to our next meeting (December 1st) to discuss.

4.3 Old Schoolhouse project update – Revane said the painters have finished painting the exterior. The electric is hooked up. They had granite steps installed for the front doors. The furnace will be hooked up soon.

4.4 Master Plan – this is a placeholder.

4.5 ZBA Report – Hatch said the ZBA haven't met but have a December 2nd meeting planned. They have several pending appeals and will review a new case and schedule a hearing for it.

4.6 UVLSRPC – Hatch said that the new director, Megan Butts, had a zoom meeting with himself and the BoS to introduce herself and discuss the services offered to the town by the Regional Planning Commission. He is attending their bi-monthly meetings on Zoom.

5.0 Driveway Permits:

5.1 Pellegrino, 2191 Valley Road, TM 25-45, there is an existing shared driveway and she is requesting a new driveway. Ed checked the site and signed off on it. Andrew visited the property and had questions about the plan for it. An existing house was removed more than 2 years ago and he saw challenges with setbacks and waterfront. She is meeting with the ZBA about those issues. Kluk asked if there were any issues with the proposed driveway and Hatch felt it met the regulations. Kluk made a motion to approve the driveway permit, Revane seconded the motion and all voted in favor.

6.0 Mergers: None

7.0 Communications:

- 7.1 Intent-to-cut, NEFF, Faxon Hill Road, TM 15-42
- 7.2 Intent-to-cut, Bell, Dole Schoolhouse Road, TM 21-16
- 7.3 Intent-to-cut, Dole, Ayers Pond Road, TM 6-4 and 6-6
- 7.4 Intent-to-cut, Krone, Rte. 31 North, TM 7-51
- 7.5 Copy of Watchtower from Jehovah's Witnesses

7.0 Meeting date for next Planning Board meeting – December 1, 2020, at 6:30 PM, we will meet by Zoom.

8.0 Adjournment: Time: 7:13PM
Motioned by Revane, Kluk seconded, all voted in favor.

Respectfully Submitted,
Nan Schwartz