

Washington Planning Board

Meeting Minutes - Draft

October 3, 2023

- 0.0** Assembly: 6:30PM, on 2nd floor of Town Hall
 - 0.1 Members present: Crandall, Douglas, Martin, Revane and Schwartz
 - 0.2 Alternates present: None
 - 0.3 Visitors: Scott Nazarian, Donna Bowen, Cathy Carlson, Peter Mellen, Noah Chidester, Lidia Chidester, Alan Chidester and Nick Cashorali

Crandall called the Hearing to order at 6:30PM.

1.0 Public Hearings

- 1.1 Noah Chidester Business Permit for Crestwood Landscaping LLC**– Crandall asked if there were any present in opposition to the application and there were none. He asked if there were any comments and there were none. He stated that members found everything in order at the site visit. Douglas wanted to know about the future fuel house mentioned in the site visit minutes. Noah stated that it is a planned future project for the site and will meet DES requirements. There being no other questions or comments, Crandall closed the hearing on Chidester’s business permit at 6:32pm.
- 1.2 Donna Bowen, Cathy Carlson and Scott Nazarian, Annexation/Lot line Adjustment** – Crandall opened the hearing at 6:32pm and asked if anyone was attending who wished to speak about the proposed Annexation/Lot line Adjustment. There was no one who wished to speak. Schwartz stated that the application was found complete at the last meeting except for the property deeds, which were later sent by the applicants. There being no other questions or comments, Crandall closed the hearing at 6:34pm.

Crandall called the regular Planning Board meeting to order at 6:35PM.

- 2.0 Minutes: September 5th Meeting** – Crandall asked if any changes were needed in the minutes, Douglas had a few comments. In 3.1, he asked that “phone” be added in the reference to the “Dig Safe” number. Schwartz will make the correction. Martin made a motion to approve the minutes as corrected, Douglas seconded the motion. All voted in favor.

Chidester BP site visit – Douglas commented that the site address should be added, Schwartz will add this. Crandall made a motion to approve the minutes as corrected, Revane seconded the motion. All voted in favor.

3.0 New Business:

- 3.1 Noah Chidester Business Permit for Crestwood Landscaping LLC** – Crandall asked for any further questions or comments from the board members. There were none. Douglas made a motion to approve the business permit for a Home Business, Crandall seconded the motion and all voted in favor. Crandall signed the permit.
- 3.2 Donna Bowen, Cathy Carlson and Scott Nazarian, Annexation/Lot line Adjustment** – Crandall stated that we accepted the application as complete and asked for questions or a motion. Crandall made a motion to approve the plan as presented, Douglas seconded the motion and all voted in favor. Peter Mellen

provided the paper and mylar copies and Crandall signed them. Schwartz will take the mylar to the Registry of Deeds tomorrow and provide the applicants with the registry information so they can draw up their new deeds. Bowen provided a check for the fees.

- 3.3 CIP Request Forms** – Schwartz said that the CIP request forms went out in September and are expected back in mid October. She has had 3 returned so far.
- 3.4 Camp Morgan Protection Committee** – Crandall said he went to the BoS earlier about forming the committee that was approved at Town Meeting. They told him he should contact the boards, committees/commissions to have a preliminary meeting. Crandall contacted Parks & Recreation, Forestry, Conservation Commission and Millen Pond Association. He said a delegate from each of these and PB will be appointed to sit on the committee. Crandall wants to appoint Douglas for the PB and Douglas said he would do it. Crandall made a motion to appoint Douglas to the committee for as long as he is a PB member or is replaced, Revane seconded the motion and all voted in favor. Crandall stated that the group is meeting Wednesday night to discuss the committee formation.
- 3.5 Nick Cashorali** – Crandall stated that the Select Board minutes said that Cashorali had met with them about some proposed changes to the way things are being done and changes to the LUO. Cashorali provided the board with a list of proposed changes and stated he is looking for feedback. We read through the list and discussed several items with him. One item concerned one story accessory buildings and the need for permits. Revane said this is important especially on non-conforming lots, he also said that if the application fees are a problem they are negotiable. Cashorali said that he thinks monetary policy has made it so there is an explosion of homes and secondary homes in Washington making it necessary to have regulation. He thinks the boom will be over and existing regulation should sunset. Revane said that there is still a boom and Crandall agreed. Schwartz said that there is always ebb and flow to development in town. Revane said we need to be diligent and the ZBA is the vehicle to use if you don't agree with a BoS decision. Revane said we need review over what is being build and we are at the point where a building inspector is needed. Cashorali suggested that penalties paid to the Town go to charity. Revane stated that penalties go to the legal fund. Douglas said that LAE really changed this town, adding so many building lots. Revane said that the town could have an influx of 20% and the town could handle it and provide services. We discussed board and committees and Cashorali thinks they could be consolidated and simplified. He thinks if a member misses a meeting they should be ineligible to serve any longer. Revane said that some committees activate when needed and others are required by RSA to meet monthly. Cashorali asked if they are all elected. Revane said some are appointed and some elected but no big decisions are made without a public hearing so that the public gets a say. Cashorali thinks all meetings should be recorded and broadcast. Schwartz said that the ZBA does record their meetings and will provide a transcript. Cashorali said that minutes are subjective and don't reflect the tenor of what is being said. Revane said there is a cost to doing that and Cashorali suggested there may be subsidies. He suggested that Town Meeting should be on the 1st Saturday in March. Revane explained that an RSA sets the date for Town meeting on the 2nd Tuesday of March but we voted to move it to a later Saturday several years ago but there wasn't more participation. It was voted by the Town to move it back to the traditional day. He believes that LUO ballots should include the old and new proposed language so a comparison can be made and it should reflect the impacts of the change. Schwartz said that new and old language is provided on a separate document. Cashorali suggests getting rid of

transfer station/beach access stickers and questioned the need for them. Revane said that they are needed to keep out of town people from using our services and beach. Cashorali thinks that you should get your sticker when you register your car and it shouldn't be capped at two. Schwartz agreed that if you have 3 cars you should be able to sticker them all. Cashorali said that PB and ZBA members should be required to attend a Land Use Conference each year. Crandall said this is already being done. His last item was concerning the witnessing of perc tests. This we agreed with since requirements by DES have changed for subsurface systems.

We thanked Cashorali for his time and the discussion of his issues that transpired.

4.0 Old Business:

4.1 Driveway Regulations – Schwartz said that we received comments from DPW Director Thayer on what we are proposing. He had comments on 6:D, 7:B, 7:E, 7:F, 17, 18:A, 18:C, 307, 2B, 307.2C. We went through his list and agreed with most suggestions. We will work on some changes/tweaks to the regulation documents and permits before next meeting.

4.2 Town Center Vision – Crandall said that members of the committee met with the BoS and discussed the progress made on the project. They proposed minor changes to the garden location and siding for the shed and the proposal on the town building access. He is concerned about too many items included for the Library, in a warrant article, may raise the cost and perhaps they can choose some things to leave out for now and do later. Revane said that an issue has arisen about the property that was purchased last year. It was purchased as land and he thinks the town needs to vote on its use and perhaps make it a park. That would put the responsibility on the Parks and Recreation Commission. He is also researching the community garden agreement. Schwartz suggested he speak with Lionel Chute about that. Crandall thinks maybe DPW would be a better choice for stewardship of the property. Revane wants to make clear who is responsible. Schwartz said that it is town property so the BoS is responsible for it.

4.3 Master Plan – Douglas said that when he did the Master Plan in Bow they used the regional planning commission to help. He will talk with the UVLSRPC about what they might offer. Douglas thinks zoning may be needed in town but Revane has no appetite for that. Douglas explained that there could be a business/manufacturing zone, larger and smaller lots where needed. Revane said you can't base size on location it should be based on property conditions.

4.4 ZBA Report – We had a short discussion led by Revane on recent ZBA cases and the issues involved. On one case they were seeking to make the plan more compliant knowing it would never be wholly compliant to the LUO.

4.5 UVLSRPC – No report.

5.0 Unresolved Business:

5.1 Bruce Putnam Business Permit – We have had no contact with him, Crandall asked that this be removed from the agenda.

5.2 Zach Ordway – Business permit – A letter was sent and he had until tonight's meeting to get his paperwork in. We didn't receive anything so Crandall will draft a letter to him to compel him to respond.

5.3 Phil Byers Business permit – Schwartz sent him an Exemption to the Site Plan application and we are waiting for its return. We will contact him again if nothing is returned.

6.0 Driveway Permits:

- 6.1** Armstrong, 807 Halfmoon Pond Road, TM 12-29, temporary driveway for construction, Thayer checked the site and signed off, Crandall checked the site and signed for the PB.
- 7.0 Mergers:**
- 7.1 Fleury**, Long Pond Road and Bailey Rd, TM 20-92 and TM 20-101. Schwartz said that she received the paperwork and corrected deed for the property that we were waiting for and all the paperwork is now in hand. Schwartz made a motion to approve the merger, Crandall seconded and 4 voted in favor with one against. The motion passed. Crandall signed the document and Schwartz will send it to the Registry of Deeds.
- 8.0 Communications:**
- 8.1** Copy of Intent to cut form for TM 11-8, Graham on Old Burbank Road.
- 9.0 Date for next Planning Board meeting – Tuesday, November 7, 2023, at 6:30PM, in the upper hall at Town Hall.**
- 10.0 Adjournment:** Time: 8:27 PM
Motioned by Revane, seconded by Crandall, all voted in favor.

Respectfully Submitted,
Nan Schwartz