

Planning Board Meeting

PUBLIC HEARING

January 30, 2025, 7PM at the Meeting House

Members Present: Greg Meeh (Chair), Rich Marcou, Kent Ruesswick (BOS rep), John Schneider (Vice Chair), Logan Snyder, Joshua Gordon

Members Absent: Hillary Nelson (Alternate), Brendan O'Donnell (Alternate), Megan Portnoy

Others Present: Edgar Rivera, Matt Monahan (CNHRPC), Teresa Wyman

Agenda

Call to Order

Greg Meeh (Chair) called to order at 7:00 PM.

Approval of Previous Minutes

Kent made a motion to move January 14, 2025, minutes, Rich seconded, motion passed, Logan abstained.

Rich made a motion to move January 16, 2025, Kent seconded, motion passed, Logan and Joshua abstained.

Warrant Article 2

Data Storage:

Strike Article 2 Data Center Reference and Article 3 Storage Data Definition t, Joshua motioned to leave the table of uses as is and remove it from the definitions. Greg seconded the motion, there was discussion over once it is banned, is it forever? Greg mentioned that Towns often update ordinances almost every year and the board discussed looking at data centers for next

year's warrants. The discussion moved into the negative impacts of data centers, of the noise and over the draw of power and water for cooling. No further discussion. All voted in favor except Kent who voted against. Motion passed

Edits included the following:

- Aquifer is misspelled; corrected.
- Third paragraph: Conditional Use Permit- capitalized.
- "The" in front of Zoning
- Footnote, one word.

Kent made a motion to move Article 2 as noticed and amended, Joshua seconded, no further discussion, all voted in favor to move Article 2 on to town meeting.

Article 3

Edits included the following:

- Commercial Solar field to be underlined, colon deleted.
- EV Charging station stays underlined, no colon is added.
- Remove the word "single", drop comma in front of single.

Joshua made a motion to move Article 3 on to town meeting as amended, seconded by Kent, all voted in favor, Aye.

Article 4

Edits included the following:

- Capitalize D on "detached" throughout.

Logan made a motion to move article 4 as amended on to town meeting, seconded by Joshua, all voted in favor.

Article 5

Joshua motioned to move Article 5 on to town meeting as amended, Rich seconded, no further discussion, all voted in favor.

Article 6

Discussion followed 6.9 B Commercial Cluster Development.

To amend Article 6.9 Section B to read, the total number of lots or units shall be calculated in the same manner. Acreage allotment required for any use shall not be less than the actual acreage of the use/lot (s).

To amend Article 6.4, Add item number 5: Wetlands and slopes more than 15% combined shall not account for more than 20% of undisturbed Designated Open Space.

To amend Article 6.9 Section C, Add item number 5: No Commercial Cluster Development shall be more than 50% residential.

Add section 1.1 to article 1 as follows: The planning board has the authority to:

make non-substantive editing and formatting changes

1. To correct misspelled words.
2. To eliminate duplicate text.
3. To change asterisks in the table of uses to numbered footnotes.
4. To update references to the Site Plan Regulations and Subdivision Regulations to references to the Land Development Regulations.
5. To update and correct any numbering or spacing issues.

Joshua made a motion to move Article 6 Amendment 5 non-substantive editing and formatting changes as listed to Town Meeting, Logan seconded, no further discussion, all voted in favor.

Master Plan:

Chapter 8 Natural Features Edits:

8.1 replace heavily with significantly.

8.1 paragraph 2 second sentence strike significantly

8.2 Right column second paragraph, delete the word provided.

With much discussion about the bar graph on 8.2, the committee voted to keep as is with a modified label. Logan objected.

8.2 Delete the word “provided” (last sentence)

8.3 Left column, last sentence, strike the words “in the same was as their predecessors”

ADD List of Scenic Roads to 8.4: page reference

Page 8.4 left column at bottom: Hannah Moor lot is better described as “Off Abbott Road, “strike....”between” & “and Baptist Hill”.

8.5 left column, 4th line from the top, map at top should be referenced in appendix by page, right column same... maps reference. Strike “included”

8.6 right column, second paragraph, second sentence, change: several” to “a few”. (Under Ground and Drinking Water Supply). Add at the end of the sentence “and should be of utmost importance.”

8.7 left column, add Shaker in front of Brook to the beginning of the sentence at the last category, strike Shaker Meadow and replace with Meadow Pond North and Meadow Pond

8.7 right hand side under Shaker Ponds; a. Long Ditch b. Lond Pond c. Runaway Pond d. Fountain Pond e. Ponds f. Carding Mill Pond

Page 8.10 describes “Scenic roads”. Roads with that designation in Town should be identified and listed here. Add the list of Scenic Road to appendix or in the paragraph if they fit. See page.

Note – scenic roads list is on the map Roads, Town Classification

Page 8.11. Text at top of this page should be spread out across the top. It is currently left justified into a left column.

On the same page, a picture description would be nice here. Conservation area listed on page 8.4 right hand column Muchyedo Banks

Page 8.13, Objective Three, goal #2, STRIKE the first sentence having to do with Kimball Pond Road.

Appendix 1

A1.5 Second paragraph, take out e in Ageing.

Page A1.6, 2nd paragraph, last sentence. Strike the word “also”.

Page A1.7. Use a broader pallet of colors for the pie chart. It is very hard to differentiate the differences, for example, the colors associated with 28% and 15% are nearly identical.

Page A1.9, Text on left side, change word “on the right” to “above”. Blue Box, strike the e out of ageing.

Page A1.10, Use a broader pallet of colors, it is hard to differentiate using the key.

Page A1.11, fix layout of paragraph, uncalled for break in the middle.

Same page, shift the “covid-19” marker over a little, it started in March of 2020 and through the year 2021.

Page A1.13, Major fixes to the graph. Data points are not accurate in the text above, it uses numbers such as 2, 2.5, 2.8 and 2.9%. None of these points are shown below 3%.

Same page: The y-axis is not lined up correctly, each label should be on one of the horizontal reference lines.

Same page: fix the “covid” to start over the year 2020.

Page A1.14, the “Radar Chart” is difficult to read. What do the numbers 160, 480 and 800 represent? Numbers of people? The graph just doesn’t match up with the data in the table below the graph.

Rich made a Motion to approve Chapter 8 and Appendix One, as amended, Joshua second, no further discussion, all voted in favor, motion passed.

New Business:

Links for documents will be included in the agenda for convenience.

Other Business:

Tiny House, need a definition for future planning. Matt will supply the board with a definition. For 2026 Warrants

Adjournment:

Logan made a motion to adjourn, Joshua seconded at 8:53PM

Next meeting on February 11, 2025, 7PM at the Meeting House.

Respectfully submitted,

Michelle Hammond,
Planning Board Secretary