



*OLD VALUES - NEW HORIZONS*  
**COMMUNITY DEVELOPMENT**

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**Planning Board Workshop Minutes**

January 12, 2022

7:00 pm at Community Development Meeting Room  
3 North Lowell Road

**Attendance:**

- Chair, Derek Monson, Present
- Vice Chair Joe Bradley, Present
- Jennean Mason, Present
- Jacob Cross, Present
- Matt Rounds, Present, via Zoom
- Alan Carpenter, Present
- Tom Earley (alternate), Present
- Dave Curto, (alternate), Present
- Heath Partington, Board of Selectmen ex officio, Present
- Alexander Mello- Planner, Director, Community Development
- Renee Mallett- Minute Taker

The meeting opened at 7:00pm with the pledge of allegiance and the introduction of members. The board reviewed minutes:

**Mr. Rounds made a motion to approve the minutes of 11-17-21 as amended to show that Mr. Curto was absent from the meeting. Mr. Earley seconded the motion. 7-0, the motion passed with the following roll call vote:**

- Chair, Monson, aye**
- Vice Chair Bradley, aye**
- Ms. Mason, aye**
- Mr. Cross, aye**
- Mr. Rounds, aye**
- Mr. Carpenter, aye**
- Mr. Partington, aye**

**Vice Chair Bradley made a motion to approve the minutes of 12-8-21 as presented. Ms. Mason seconded the motion. 7-0, the motion passed with the following roll call vote:**

- Chair, Monson, aye**
- Vice Chair Bradley, aye**
- Ms. Mason, aye**
- Mr. Cross, aye**

44 **Mr. Rounds, aye**  
45 **Mr. Carpenter, aye**  
46 **Mr. Partington, aye**

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49 The board reviewed adding porous product maintenance/certification form to Section 1500. Mr.  
50 Cross said he would like staff to look at re-writing what was presented to hold commercial applicants to a  
51 more rigorous maintenance schedule than a homeowner. Mr. Carpenter suggested limiting it by square  
52 footage. The value of keeping maintenance instructions simple and easy to follow for homeowners was  
53 discussed. Mr. Cross thought commercial properties should be focused on and residential taken into  
54 consideration later. Mr. Rounds said if the intent was to protect the lake and pond those were surrounded  
55 by residences, so residences would need to be taken into account.

56 Mr. Cross expressed discomfort with sending governmental officials to residences and said such a  
57 decision was not connected to the real world. Chair Monson said this was a matter of enforcing the  
58 maintenance programs that the applicants themselves have already agreed to follow.

59  
60 **Vice Chair Bradley made a motion to direct staff to look at crafting a porous product maintenance**  
61 **certification form to be added to Section 1500. Ms. Mason seconded the motion. 7-0, the motion passed**  
62 **with the following roll call vote:**

63 **Chair, Monson, aye**  
64 **Vice Chair Bradley, aye**  
65 **Ms. Mason, aye**  
66 **Mr. Cross, aye**  
67 **Mr. Rounds, aye**  
68 **Mr. Carpenter, aye**  
69 **Mr. Partington, aye**

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71  
72 Overall board members were favorable to finding ways to encourage inter-connectivity, but many  
73 expressed not knowing how to solve the issue. Mr. Sullivan said Nashua had made efforts to encourage this  
74 but said he wanted more time to get information on exactly how they had done this and what had been  
75 successful or not.

76 Mr. Gendron cautioned that in a case where two businesses weren't complimentary it would be  
77 seen as too much of a take if one was sending traffic through the other.

78  
79 **Vice Chair Bradley motioned to direct staff to look at what other towns have done in terms of**  
80 **interconnectivity and to present that information to the board. Mr. Cross seconded the motion. 7-0, the**  
81 **motion passed with the following roll-call vote:**

82 **Chair, Monson, aye**  
83 **Vice Chair Bradley, aye**  
84 **Ms. Mason, aye**  
85 **Mr. Cross, aye**  
86 **Mr. Rounds, aye**  
87 **Mr. Carpenter, aye**  
88 **Mr. Partington, aye**

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91 Driveway permits were discussed next. Mr. Sullivan said in previous towns he had worked in grade  
92 and other items were reviewed. Going to a fully paperless packet was also reviewed. Mr. Carpenter, and  
93 many other board members, said they liked having paper plans for review. Mr. Rounds said he didn't think  
94 the CDD had the broadband and other infrastructure for all of the board members to be completely digital.  
95 Mr. Cross said the facilities at all other towns he had seen were much larger and better equipped. Mr.  
96 Carpenter said that for controversial cases the board sometimes met at town hall. He agreed that the  
97 current meeting space, during covid, was not large enough.  
98

99 **Mr. Cross made a motion that the packet go paperless except for plans, if requested. Ms. Mason**  
100 **seconded the motion. 7-0, the motion passed with the following roll-call vote:**

101 **Chair, Monson, aye**

102 **Vice Chair Bradley, aye**

103 **Ms. Mason, aye**

104 **Mr. Cross, aye**

105 **Mr. Rounds, aye**

106 **Mr. Carpenter, aye**

107 **Mr. Partington, aye**  
108  
109

110 Mr. Earley and Chair Monson declined paper plans, while other board members requested that  
111 they continued to be supplied.  
112

113 Vice Chair Bradley said meetings should be held at town hall until the election. Mr. Carpenter  
114 suggested it be for public hearings only and that staff would need to review the schedule to make sure  
115 town hall was available.

116 Mr. Partington suggested that Zoom access be made available to residents, even though the board  
117 would be meeting in person. The difficulties of managing the public on Zoom while running the meeting in  
118 person was raised. Mr. Gendron said he did not think the presenters would be inclined to Zoom into  
119 meetings.  
120

121 **Vice Chair Bradley made a motion to send the suggested amended language, "shall be nine feet,"**  
122 **to section 703.3.3, to public hearing. Mr. Cross seconded the motion. 7-0, the motion passed with the**  
123 **following roll-call vote:**

124 **Chair, Monson, aye**

125 **Vice Chair Bradley, aye**

126 **Ms. Mason, aye**

127 **Mr. Cross, aye**

128 **Mr. Rounds, aye**

129 **Mr. Carpenter, aye**

130 **Mr. Partington, aye**  
131  
132

133 Mr. Cross said he would like to see staff review the road ordinances to make sure they were in line  
134 with the issues that fire and police had wanted to see more consistently enforced.  
135

136 Chair Monson said Mr. Mello had suggested a multi-board committee be created to look at  
137 different ordinances. Mr. Cross and Mr. Rounds were hesitant to the idea. Vice Chair Bradley said that he  
138 thought it made sense, citing Mr. Curto's change of opinion regarding road width, which he formerly

139 wanted narrow from a conservation standpoint, but has since come to understand why from a public safety  
140 standpoint needed to be wider.

141 Mr. Cross said he thought committees were not effective and that the Planning Board itself  
142 reviewed and amended regulations. Mr. Carpenter said in theory he was in favor of the idea but asked if  
143 these would be publicly posted meetings and who would take minutes. Mr. Cross said he already asked  
144 other boards in town what issues they were seeing and did not think that it needed to be a formal  
145 committee.

146 Mr. Curto liked the idea as he said his involvement with the planning board had created more cross  
147 information with the Conservation Commission. It was agreed that Chair Monson would check with Mr.  
148 Mello and Attorney Campbell on the ability to create casual board inter-connectivity.

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## 151 **New/Old Business**

152  
153 Mr. Cross said that the state reps had been contacted a year ago about the boards frustration with  
154 the Housing Appeals Board. He said he just learned that Bob Lyn, a Windham State Rep, had sponsored  
155 legislature regarding the Appeals Board but he did not know what it said. He suggested the state reps be  
156 invited to talk to the Planning Board.

157 Mr. Carpenter attended a meeting at the state house that same day and was able to share  
158 information. He briefly shared what the various legislature surrounding the HAB was and said that around  
159 fifteen people spoke today in favor of keeping the HAB as is. Mr. Carpenter said the current HAB board is  
160 made of three people, one of whom is a land use lawyer and the other two are developers.

161 Mr. Carpenter said there was no indication what direction the Judiciary Committee might take. Mr.  
162 Carpenter suggested the Windham state reps be asked to support the bills looking to repeal the HAB.

163 Mr. Cross said anyone at the House Judiciary meeting who spoke against repealing the HAB were  
164 paid lobbyists. He thought writing a letter to the State Rep was pointless as the board had already done so  
165 with no effect. He said he had spoken in person to Bob Lyn and Julius Soti and was disappointed they had  
166 not responded to the initial letter. Chair Monson said Charlie McMahon had responded to their letter. Mr.  
167 Rounds said his impression of the discussion was that the HAB existed only to create more workforce  
168 housing.

169 Chair Monson said he would like to send a letter to the state reps. Mr. Cross said he wanted to talk  
170 to the reps in person. Mr. Carpenter agreed.

171  
172 **Mr. Cross made a motion to ask the state reps to meet with the board. Mr. Carpenter seconded**  
173 **the motion. The motion passed with the following roll-call vote:**

174 **Chair, Monson, aye**  
175 **Vice Chair Bradley, aye**  
176 **Ms. Mason, aye**  
177 **Mr. Cross, aye**  
178 **Mr. Rounds, aye**  
179 **Mr. Carpenter, aye**  
180 **Mr. Partington, aye**

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183 **Mr. Carpenter made a motion to send a letter to the BOS in favor of Article #4 and to publish it in**  
184 **the paper. Vice Chair Bradley seconded the motion. The motion passed, 7-0, with the following roll-call**  
185 **vote:**

186 **Chair, Monson, aye**

187 **Vice Chair Bradley, aye**  
188 **Ms. Mason, aye**  
189 **Mr. Cross, aye**  
190 **Mr. Rounds, aye**  
191 **Mr. Carpenter, aye**  
192 **Mr. Partington, aye**

193  
194 Chair Monson said the town of Rye had recently created an ordinance about septic systems being  
195 pumped regularly if they were located near waterbodies. The board decided to look at something similar at  
196 a future workshop.

197  
198 Mr. Partington said the BOS had voted in favor, 4-1, of recommending Master Plan funding. Mr.  
199 Cross suggested the entire amount be spent on just the land use section. Mr. Carpenter asked about the  
200 possibility of encumbering the \$50k that would be on the ballot and seeing if more money could be added  
201 over the next year if none of the RFPs came back under that amount.

202  
203 **Mr. Cross motioned to add discussion on reconsidering the outcome to the Bissel Camp Road**  
204 **application to next week's agenda. Vice Chair Bradley seconded the motion. The motion passed with the**  
205 **following roll-call vote:**

206 **Chair, Monson, aye**  
207 **Vice Chair Bradley, aye**  
208 **Ms. Mason, aye**  
209 **Mr. Cross, aye**  
210 **Mr. Rounds, aye**  
211 **Mr. Carpenter, aye**  
212 **Mr. Partington, aye**

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214  
215 **Vice Chair Bradley made a motion to adjourn the meeting. Ms. Mason seconded the motion. The**  
216 **motion passed, 7-0, with the following roll-call vote:**

217 **Chair, Monson, aye**  
218 **Vice Chair Bradley, aye**  
219 **Ms. Mason, aye**  
220 **Mr. Cross, aye**  
221 **Mr. Rounds, aye**  
222 **Mr. Carpenter, aye**  
223 **Mr. Partington, aye**

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