

PLANNING BOARD MINUTES

February 9, 2012

6:30 PM

CALL TO ORDER: Meeting was called to order at 6:30 pm by Tom Vanchieri.

ROLL CALL: Members present: Tom Vanchieri, Henry Hodges, Susan Dunham Shane, Gretchen Heldmann, Frank Higgins, Town Manager Russell Smith and Charles Norburg, CEO. Mike Shepherd & Craig Knight have excused absences.

MINUTES: Motion to accept the minutes of January 29, 2012 as printed.
Frank Higgins/Susan Dunham-Shane 2nd. All in favor.

PUBLIC HEARING SUBDIVISION & ZONING ORDINANCES

The Public Hearing opened at 6:31 pm.

The Board explained that the first Public hearing was on April 29, 2010. After this Public hearing, the Ordinances will go to the Selectmen for a Public Hearing and then to Town Meeting to be voted on for approval.

The Road and Sign Ordinances were folded into the Zoning Ordinance. Chapter 9 of the Zoning Ordinance addresses Traffic Access and Roads and Chapter 4 of the Subdivision Ordinance addresses Performance Standards.

Peter Lyford spoke in reference to economic development in Town and asked if the zoning of the Footman lot near the Town Office could be changed should I395 come out on Rt. 9 near the bottom of Meadowbrook Hill. The Board confirmed that the ordinance can be amended at any time by approval of the residents.

Mixed Use Districts were created to enable economic development in that area of Town.

Some residents were concerned about 400' of frontage in the Rural Agricultural Zone on the top of Fox's Hill and the right hand side of Rt. 178. The Board explained that Cluster Developments are an option for Subdivisions in those areas.

Other residents had concerns regarding the Rural Agricultural Zone and its limiting of businesses in those areas. Cottage Industries allow low impact businesses in RA and the District Use Chart lists various uses and shows where they are allowed.

Any part of the Ordinance can be amended at a later date. Only voters of Eddington can vote to amend a particular zoned area.

The Table of Contents needs to be updated in the Zoning Ordinance.

Public Hearing Closed at 7:15 pm.

UNFINISHED BUSINESS: The Public Hearing with the Selectmen will be March 6, 2012. Residents can send Russell Smith questions or they can come back to the next Planning Board meeting.

The Comprehensive Plan defines the goals of the town. In the notes from the last Public Hearing it was noted that the Rural Agricultural District had 200' of frontage and people objected and suggested 300' or 400' and that is why it was changed.

NEW BUSINESS:

STAFF REPORTS: .

PLANNING BOARD COMMENTS:

PUBLIC ACCESS: None

NEXT MEETING: The next meeting will be Thursday, February 23, 2012.

ADJOURNMENT: Motion to adjourn at 7:30 pm.
S. Dunham Shane/H. Hodges 2nd. All in Favor.

Respectfully Submitted,

Denise M. Knowles,
Secretary