

Planning from page 11

Does the Planning Board write the new zoning regulations? *Yes, and they are voted on at Town Meeting.*

If a subdivision application is submitted prior to the new regulations being in place, what are the guiding factors of an approval? *The Board would have to go by the existing regulations.*

There seems to be a desire for home-based business to be created and prosper. *The current home-based businesses are good for the community and the proposal is to create a definition for home-based business.*

Would like to see more emphasis on ridge-top conservation for the low density forest area.

Have there been comments from owners of other areas regarding proposed changes? *There has been no feedback from owners that would be affected.*

Is the inclusion of Monticello Drive for the industrial zone going to include the existing homes? *Yes.*

What does this do to the other residences? *The performance standards are designed to mitigate the impact to surrounding properties.*

It was stated that the potential increase in activity will increase noise level on Elbow Pond Road and Taunton Hill Road, and it was asked if the performance standards would alleviate this. *There is every effort by the Board on approvals to mitigate noise, but the*

Board can't override federal limits.

Will the performance standards be absolutely defined? *Yes.*

Sandy Graves stated she disagrees with both light industrial areas and she would like to see them remain rural/residential. *The Board asked her if she could offer any resolutions. The zones should be put where they are best suited.*

Pat Cutter stated she is not opposed to industrial or expanded home occupations; however, the lack of enforcement is a concern and the Planning Board should have an agreement with the Board of Selectmen to see that someone follows up. *Carrier responded that enforcement costs money.*

Bill Bardsley stated that he, along with the large number of his neighbors present, feel an industrial zone would be disturbing to the area, and the public has concerns with noise and feels it is not suitable where definitions are unclear and enforcement is an issue. *Sutton asked if Mr. Bardsley could offer any alternatives. Mr. Bardsley stated he has none.*

Fritz Hunting stated that the survey regarding light industry references "high tech," and he has a significant concern that the survey questions were misleading.

Will the performance standards be completed prior to the vote at Town Meeting? *Yes.*

It was asked if the Planning Board looked at the appendices and made any changes. *No.*

Mark Cowdrey stated he felt commercial should be highlighted over the light industrial. If the primary driver of definition is employment, the definition of home-based business should be carefully crafted to allow for possible expansion. Pat Cutter felt that if a home-based business is allowed to expand, the performance standards need to be clearly spelled out.

Were the width-to-depth ratio restrictions looked at? *Yes.*

As there are wetlands in the Agony Hill area, where is the proposed industrial zone? *From the power lines back into a portion of the Jurta property up to the corner of Old College Road and Maple Street.*

Where is the western boundary proposed for this area? *Carrier provided an overlay indicating the proposed boundary.*

It was asked why the area where Continental Machine is located couldn't be set as commercial. *This would be spot zoning, and that is illegal.*

Pat Cutter stated that it did not make sense to enlarge the zone in the Bay Road area until the flooding is addressed. *Carrier responded that most of the proposed area does not flood.*

Bill Bardsley is concerned with the ridgeline of Ragged Mountain and possible towers on the ski area property. *Carrier responded that the Board needs to have this area mapped out better in order to strongly identify the areas to be conserved.*

The public feels it would be difficult to vote if they did not know what they are going to be voting on (i.e. no performance standards). *Carrier responded that the Master Plan will enable the Board to write regulations for a ballot vote at town meeting.*

Fritz Hunting asked if it would be fair to say that a revised Master Plan and subsequent Zoning Ordinance would allow for the deletion of the Additional Special Exception. *Yes.*

Sandy Graves asked if there are any examples for writing of the performance standards. *Yes.*

Fritz Hunting asked if any consideration was given to meet with Town Counsel to tighten up the Additional Special Exception. *No.*

Mark Cowdrey stated that the public needs to remember that the Planning Board is trying to represent the town-wide survey and visioning sessions and not their own ideas. Susan Schnare responded that only 25% of the town responded. *The Board felt 25% was a very good response rate.*

Stacey Viandier stated that delineation is very different from expansion as the proposal is to expand three and add one and she is concerned with the reading of the survey. *Carrier responded that the survey asked "what should people do and where."*

The traffic flow was questioned regarding the proposed commercial zone on Agony Hill Road. *The access to Route 11 would need to be reworked.*

It was then asked if the Board is envisioning a different entrance rather than West Shore Drive. *Yes.*

There was a concern with Plains Road becoming a thoroughfare between Routes 4 and 11 even though it is posted "no through traffic."

It was questioned if Continental Machine could be left as commercial and not extend the zone to the other side of Route 11. *The Board could look at that.*

John Cotton suggested the Board do a more careful job of overlaying the wetland delineation in the commercial zone and questioned how the land across the rail bed be accessed.

Sandy Graves asked about the aquifer on Monticello Drive. *The Board knew of no plans to use it, and there is no groundwater protection zoning at the moment.*

It was then asked if groundwater protection will come into the Master Plan. *Yes, there is a push to conserve and a natural resources protection overlay is recommended.*

October 11

Condensed from draft minutes

Members present: Eric Johnson, Chair; Jacob Johnson, *ex officio*; Don Gould; Wood Sutton, alternate appointed to Jon Warzocha's position.

Also present for duration of appropriate items: Colin Brown

Preliminary Non-Binding Consultation: Site Plan Review for Colin
See Planning on page 13



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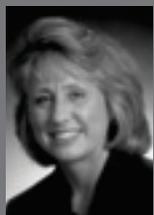
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DEBRA LIVINGSTON, CLTC
Authorized Independent Agent
(603) 526-4513
276 Newport Road • The Gallery, Suite 211
New London, NH 03257
drivingston@tds.net

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