

**Lancaster Planning Board
Minutes of Meeting**

Meeting held upstairs in Town Hall

Wednesday – January 11, 2017

The meeting was called to order by Chairman Mark M. St. Pierre at 6:30PM followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Mark M. St. Pierre, Vice Chairman Mark Frank, Andy Nadeau, Ben Southworth and Rusty Scott.

Absent: Selectmen's Representative Leo Enos and Justin Carter.

Alternate Members:

Present: Don Doolan and Greg Westcott.

Absent: Ben Pellerin, Penny Noyes and Rick McCarten.

Others attending: Planning/Zoning Coordinator Benjamin Gaetjens-Oleson, Sandra Doolan, Dick Harris, Rich Harris and Mark Vander-Heyden.

Chairman Mark M. St. Pierre moved alternates Don Doolan and Greg Westcott up to voting members to replace Justin Carter and Mark Frank.

To review and approve the minutes of the December 14, 2016 meeting.

A motion was made by Don Doolan and seconded by Greg Westcott to approve the minutes as written. A vote was taken and the motion carried.

Appointments: None.

Submission of Application(s): None.

Public Hearing(s): None.

Other Business:

Preliminary Conceptual Consultation:

Dick Harris and Surveyor, Mark Vander-Heyden, were introduced and presented a drawing of a possible subdivision of Mr. Harris' land at 704 Main Street. Mr. Harris owns the lot and has 2 self-storage buildings and another building that has been used as an auto dealership in the past. He explained he has a potential buyer for the dealership building and wants to separate it from the storage buildings in order to sell it. The line would go in between the 2 most northerly driveways.

Mr. Vander-Heyden explained the dealership building is served by a septic and well and the proposed subdivision would need be submitted to the state for approval. It was asked if the town had water and sewer that far north. Benjamin Gaetjens-Oleson explained those services stopped at Industrial Park Road where Allen Bouthillier has his gravel pit. It is across the road and a bit south of the Harris property. Mr. Harris explained it would be expensive to extend the service to his lots as there is a lot of ledge to go through. He felt it was cheaper to service the lots with private water and sewer and has no problem submitting to the state for approval.

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Don Doolan referenced the gravel pit owned by Allen Bouthillier and how the land has changed since his excavation. He asked who owned all the land. Mr. Gaetjens-Oleson answered Mr. Bouthillier owns all the old Industrial Park lots except for the top most lot which is owned by the Coos Economic Development Corporation and the town has a water tank on it as well. Mr. Doolan felt the land would soon be pretty flat with the opportunity for other uses.

Mark Frank arrived at 6:40PM

Mr. Harris and Vander-Heyden explained they hoped to get an application completed for the February meeting and thanked the Board for their time.

Commercial Building Permit(s): None.

Voluntary Merger(s): None.

Recent Zoning Decision(s): None.

Announcement(s)/Correspondence(s):

Mr. Gaetjens-Oleson passed out the town board meeting schedule for 2017. He explained the Planning Board usually holds their March meeting on the first Wednesday to get it in before Town Meeting. This year the second Wednesday is still before Town Meeting so he asked if the Board had an issue with holding the March meeting on the second Wednesday. They all agreed it was fine.

Mr. Gaetjens-Oleson asked the Board if they had any priorities for work this year concerning Master Plan or land use changes. He referenced the work that was done last year to review some chapters of the Master Plan and asked if the Board would like to see some current data before updating chapters. The Board replied they would like to amend the chapters in a more comprehensive way and left the choosing of chapters to review up to Mr. Gaetjens-Oleson.

Mr. Doolan referenced the discussions that were held last year on changing the setbacks in the Agricultural District and the maximum road grade in the Subdivision Regulations. Mr. Gaetjens-Oleson acknowledged he had neglected following through on those topics and promised to start on them for this year. Mr. Doolan also asked about the issue of involuntary mergers of property. Mr. Gaetjens-Oleson explained the issue and how the State Legislature passed a law requiring towns to post notice of the issue with a time limit on correcting it. He continued to explain he believed the law was extended in part and would research the details. Mr. Doolan asked how the town has been dealing with it and Mr. Gaetjens-Oleson stated that no property owner has come forward to ask for a correction and he didn't feel the town should notice property owners individually if it was found their properties were merged.

Mark Frank asked if there were any trainings available. He thought webinars would be a good way for the individual Board members to gain knowledge and experience on their own time. Mr. Gaetjens-Oleson said he would research that possibility. Mr. Frank also stated he was just in Concord reviewing proposed bills for another organization and he found one pertaining to Complete Streets. Mr. Gaetjens-Oleson explained what Complete Streets were and Mr. Frank said he would get the specifics on the bill. Greg Westcott asked about the bump-outs discussed for Main Street. Mr. Gaetjens-Oleson explained that is still a possibility if work is done along the street but as it is NH DOT's road it would mostly be their decision.

Sandra Doolan arrived at 7:15PM

There was also discussion of adding trees along Main Street. Mr. Gaetjens-Oleson explained it is a

good idea as it makes the street seem narrower which slows down traffic. It also softens the look of the area and adds some shading, cooling areas near-by. He asked Sandra Doolan if there was still a Conservation Commission budget line for tree planting. Mrs. Doolan stated they do not have one proposed for the 2017 budget. Ben Southworth questions if the Planning Board could do anything to get trees planted on Main Street. Mr. Gaetjens-Oleson explained not directly but the Board could submit a letter to the Selectboard explaining the benefits and encouraging them to begin the effort.

Mr. Doolan asked what the progress was for the Summer Street project. Andy Nadeau explained his company, Horizons Engineering, was almost finished with the design and there are 2 elements to it. It is projected to begin construction this spring/summer.

Mr. Gaetjens-Oleson reminded the Board that Mark Frank, Mark St. Pierre, Andy Nadeau and Don Doolan have terms expiring this year and to be sure to submit a letter of interest to him addressed to the Selectboard if they wished to be considered for re-appointment. He hoped they would all consider being re-appointed. He also explained that in April the Board will elect a new Chair and Vice-Chair so people should start thinking if they are interested in serving in that capacity.

Other Business: None.

Noting that there was no further business to come before the meeting a motion was called for to adjourn.

A motion was made by Rusty Scott and seconded by Greg Westcott to adjourn. A vote was taken and the meeting adjourned at 7:30PM

Respectfully,

Approved:

Benjamin S. Gaetjens-Oleson – Clerk Pro Tem

Mark M. St. Pierre – Chairman