

**Lancaster Planning Board
Minutes of Meeting**

Meeting held in Town Hall Auditorium

Wednesday February 10, 2021

The meeting was called to order at 6:30 PM by Chairman Andy Nadeau. Roll call was taken followed by the Pledge of Allegiance.

Initial Business:

Roll Call:

Regular Members:

Present: Chairman Andy Nadeau, and Mark M. E. Frank

Absent: Vice Chairman Justin Carter, Selectmen's Representative Leon Rideout, Mark M. St. Pierre, Rusty Scott, and Penny Noyes.

Alternate Members:

Present: Don Doolan, Vickie Gibbs, Greg Westcott and Maggie Jones.

Others attending: Planning/Zoning Coordinator Benjamin Gaetjens-Oleson.

Chairman Andy Nadeau appointed Alternate Members Don Doolan, Vickie Gibbs, Greg Westcott and Maggie Jones as regular voting members for tonight's' meeting due to the absence of Vice Chairman Justin Carter, and Regular Members Penny Noyes, Rusty Scott & Mark M. St. Pierre.

Review and approve the minutes of the January 10, 2021 meeting.

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

Appointment(s): None.

Application Submissions(s)/Public Hearing(s): None.

- It was asked if there was any update on Chet Savage's subdivision on Page Hill Road. Benjamin Gaetjens-Oleson explained he had spoken with both Chet and his surveyor, Gardner Kellogg, over the last week and it is expected the formal submission would be in April.
- Chairman Andy Nadeau stated he had a lot line adjustment application to be submitted for the March meeting.

Other Business:

Preliminary Conceptual Consultations(s): None.

Commercial Building Permit(s): None.

Recent Zoning Decision(s): None.

Training Topic(s)/Material(s): None.

- Mr. Gaetjens-Oleson informed the Board of his training with the Zoning Board concerning the ZBA Decision Making Process. He stated he could conduct a similar one for the Planning Board in March around proper running of a Public Hearing. It was agreed that would be a good plan and will happen before or after the expected lot line adjustment. Mr. Gaetjens-Oleson also asked the Board to continue to think about topics they would like to learn more about or even resources they would like to have access to.

Announcement(s)/Correspondence(s):

- Review Subdivision Regulations:
Don Doolan stated he was glad there was a requirement for the identification of wetlands on plans. He thought it was important for this to be considered, especially for larger subdivisions

due to the potential for a substantial increase in development. He asked if it was necessary to be required for smaller projects. Chairman Andy Nadeau felt the requirement should remain as is and if it is felt to not be necessary for certain proposals the applicant could request a waiver for the Board to consider.

Mr. Doolan expressed concern for larger projects that would require several wells and septic systems to be installed. He felt that these systems could put a lot of pressure on the surrounding lands and was concerned about the potential for systems failing and a need for the Town to extend water and sewer infrastructure. Mr. Gaetjens-Oleson stated that would not necessarily be required or expected. Chairman Nadeau stated that where there may be concerns the Board could require a nitrate impact study. Mr. Doolan felt that the water supply in the Town was important to protect and issues like failing septic systems and wetlands violations were concerns.

Mark M. E. Frank informed the Board of a House Bill being considered in the NH House. He explained it had to do with Accessory Dwelling Units (ADU) and increasing the allowed unit per lot from 1 to 3. Mr. Gaetjens-Oleson stated he did get the information from Mr. Frank but had not researched it to determine the specifics. He stated he would have more information at the next meeting. He also told the Board that if there were any other items they wished to have more information about or trainings on to let him know and he would try to get that organized.

- Review Site Plan Regulations

Mr. Gaetjens-Oleson referred the Board to the Site Plan Regulations, Article 10-Section 03:a,2 regarding Base Flood Elevations (BFE). The current requirement is any proposal greater than 50 lots or 5 acres, whichever is lesser, is required to include BFE's on the plans. Mr. Gaetjens-Oleson asked if the 50 lot requirement was too great and maybe it should be reduced. The Board agreed that it could be changed to 15 lots and 5 acres. Mr. Gaetjens-Oleson stated he would keep this amendment on record and bring it before the Board for a change later when more substantial changes might be included. Chairman Nadeau stated that flood maps are where you can find the BFE's, where available, and Shoreland information would also be valuable to include. He referenced GIS as a tool to display this for the Board. Mr. Gaetjens-Oleson stated he would work on getting the Board some of this in a GIS format.

Noting that there was nothing further to come before the meeting a motion was called for to adjourn.

A motion was made by Greg Westcott and second by Mark M. E. Frank to adjourn. A vote was taken and the meeting adjourned at 7:06 P.M.

Respectfully,



Benjamin S. Gaetjens-Oleson,
Clerk Pro Tem

Approved: 3/3/2021



Andrew Nadeau,
Chairman