

**Town of Warner –Planning Board
Work Session Minutes
May 16, 2011 7:00 PM
Warner Town Hall, Lower Level**

Members Present: Paul Violette, Peter Wyman, Barbara Annis, David Hartman, Rick Davies, and Ed Mical.

Members Excused: Dan Watts

Members Absent: None

Members Arriving Late: None

Alternates Present: Aedan Sherman

Alternates Arriving Late: None

Alternates Excused: J.D. Colcord

Alternates Absent: None

OPEN MEETING AT 7:00 PM

ROLL CALL

The Roll call was taken at 7:00 PM. Paul Violette opened the meeting.

1. PUBLIC HEARING AND ADOPTION OF THE 2011 WARNER MASTER PLAN

Guest Speaker: Vanessa Goold (CNHRPC)

Paul Violette gave an overview of the 2011 Master Plan. The Board reviewed all the chapters, maps, appendices, acknowledgements and cover.

Vanessa Goold said that since the last meeting in April she has made some changes to: Conservation Land map was updated; there were a few minor changes to the Housing Chapter, Economic Development Chapter, Transportation Chapter; a few items that had already been completed in the Implementation Chapter were removed; and the Community Facilities Chapter had been updated to reflect the updated materials provided by Nancy Ladd on behalf of the Library Trustees.

PUBLIC HEARING

Paul Violette opened the Public Hearing on the adoption of the 2011 Master Plan.

Nancy Ladd said she would like to see a more recent photo for the front cover. The proposed photo taken by Otto Fredericks in 1989 of Warner Village looking toward Mt. Kearsarge does not show the addition of the library, the post office or the telephone museum and she thinks that the cover photo should depict how the town looks presently.

Ms. Ladd said she understands that there may be a budget issue and suggested looking into the Sibley Wilkins fund. She also suggested asking if the Civil Air Patrol would be able to help obtain a current 2011 aerial photo.

Paul Violette said there is no money left in the budget for another aerial photo. It may be difficult to get a clear photo from a plane at this time of the year since the foliage is full; the proposed photo was taken in the fall. Paul Violette said he was not sure if they could take a picture from on top of a hill looking down on Main Street because of the thick foliage.

Nancy Ladd said she felt the document was nicely done. She suggested the Planning Board use it yearly to refer to what needs to be done. She suggested updating the document when the new census information becomes available.

Paul Violette said the Planning Board is required to update the Master Plan every ten years but they do refer to the Implementation Chapter on a regular basis.

There were no other public present; therefore the Public Hearing was closed.

CLOSE PUBLIC HEARING AND RE-OPEN MEETING

Paul Violette re-opened the meeting to the Board.

There was discussion on the cover photo. The majority of the Board felt that a new photo more relative to today should be used on the cover.

A few suggestions were discussed on how to obtain the new photo: if possible taking a picture from a hill overlooking Main Street; finding a photographer in Town with the equipment to take a photo from an airplane or helicopter; Aedan Sherman said he could ask a client of his that has a helicopter if they would be interested in helping; contacting Civil Air Patrol. The Board briefly discussed the time frame to obtain a new photo.

A brief discussion was held regarding the money left in the budget for the Master Plan and how many copies would be needed. Vanessa Goold said she would figure out the printing costs and forward the information over.

The Board discussed approving the Master Plan with the exception of obtaining a new photo. A suggestion was made to put the approved document online with a blank cover and hold off on printing until a photo is approved and sent to Vanessa Goold to be added.

ACTION TAKEN

Rick Davies made a **MOTION to ADOPT** the 2011 Master Plan including all 12 chapters, the appendices, acknowledgements, maps, etc with the goal of obtaining an updated cover photo within 30 days.

David Hartman seconded the **MOTION** and all were in favor. The 2011 Master Plan text was **ADOPTED with the goal of obtaining an updated cover photo within 30 days.**

Vanessa Goold gave the Board two copies of the Certificate of Adoption to be signed and given to the Town Clerk to certify each copy and keep a copy on file at the Town Office per NH RSA 675:8. The second copy will be returned to Vanessa Goold. A signed copy will be forwarded to the Office of Energy and Planning (OEP).

2. SUBCOMMITTEE REPORTS

SITE PLAN REVIEW COMMITTEE

Peter Wyman said the subcommittee met last week and will be meeting again Thursday May 19, 2011. He said they are continuing to make progress.

CIP

Rick Davies said he is working on getting everyone together. The Budget Committee will be holding their meeting in June to select a representative for the CIP. The Board of Selectmen will be meeting to select their representative. Rick Davies said he was thinking of asking to be placed on the Board of Selectmen Agenda to discuss with the Board of Selectmen and Budget Committee what they think should be included in the CIP.

BOARD OF SELECTMEN

David Hartman said the Board of Selectmen will be selecting their CIP representative at the upcoming meeting. One of the Selectman is out of town.

David Hartman said the Selectmen have signed a court ordered agreement with Gamil Azmy giving Mr. Azmy until 11/15/11 to clean up the property. A few specifications in the agreement are:

- There will be no more than 2 dwelling units in a building
- Rid the property of unregistered vehicles that do not meet the quantity of unregistered vehicles allowed on the property. He will be allowed a total of 16 registered vehicles by 11/15/11
- By 6/15/11 he must be down to 20 vehicles from approximately 35 on the property.
- All outside “stuff” sited as offensive to the neighbors needs to be put in a building by 11/15/11.
- There will be three inspection dates 6/15/11, 9/15/11 and 11/15/11 when the lawyers will inspect the property to ensure he is satisfying the Supreme Court Order by 11/15/11.
- All “stuff” must be removed from the front of the house sooner than 11/15/11.

Barbara Annis asked is there was any stipulation stating he cannot move the vehicles and “stuff” to the other property he owns in Warner. David Hartman said that it was stated in the agreement that he is not allowed to relocate the vehicles or “stuff” to any other property in Warner or Webster.

David Hartman said this is an example of why some of the Zoning Ordinances are made to try to control things from getting out of hand. He said the majority of people respect the rules with a just a few that do not.

David Hartman said that the number of abatement requests were higher this year which may be due to higher reassessments.

David Hartman said that Matt Waite, Public Works Director, brought some information to the Board of Selectmen regarding a used Street Sweeper. The Town has been paying \$8,000 a year to sweep the streets. The piece of equipment had been rebuilt and is in good shape. The Board of Selectmen felt that the purchase would pay for itself in a short period of time. The Town will have the flexibility to use it to clean the streets after the Fall Foliage Festival and at other times of year and not just for winter clean up; therefore the Board of Selectmen approved the purchase of the Street Sweeper.

There was a very brief discussion about the use of the Street Sweeper and if it would also be shared with neighboring towns. David Hartman said they have not decided whether they would share the use of it with other towns yet and if they did would our Public Works crew go with it.

3. DISCUSSION OF ITEMS NEEDING WORK

Some items suggested to work on were: what is an apartment, duplex, in law apartments (definitions); the classification of yurts; the classification heading of residential housing; accessory dwelling units; signs.

It was suggested that the Board ask Central New Hampshire Regional Planning Commission for suggestions on Housing questions.

There was a brief discussion on the difference between manufactured homes vs. modular homes.

4. COMMUNICATIONS AND MISCELLANEOUS

Barbara Annis suggested having Central New Hampshire review the plans at the applicant's expense for the Market Basket project. She also recommends the Planning Board do their own traffic study to have compared with the traffic study Market Basket said they were going to do.

Barbara Annis said they had Provan & Lorber, Inc. double check that the RAW project was done correctly. The Planning Board also required a professional oversee the construction on the Begin property at the applicant's expense.

Barbara Annis said that Aubuchon was given Site Plan approval by the Planning Board to accommodate larger parking on the side of Aubuchon's and they have been utilizing parking spots for outside storage which was not part of the Site Plan. She said Aubuchon made a gentleman's agreement to keep all the pallets and storage stuff out back, however

there was nothing in writing. She said she brought this up because someone had mentioned it to her that they had a hard time getting out of parking spot with the pallets in the way.

Paul Violette said that most hardware type stores do have their seasonal lawn and garden items easily accessible outside.

David Hartman asked if it was in the approved Site Plan that they would not store any seasonal items outside. Barbara Annis said it was not in writing just a verbal agreement.

David Hartman said if there are complaints and it becomes a problem the Board of Selectmen could talk to the manager at Aubuchon.

Barbara Annis said she worried that someone could get injured. Peter Wyman said that would not come back on the Planning Board or the Town. He said that is the responsibility of the store to be sure it is a safe environment.

Paul Violette said the Planning Board received a letter from the NH Land Surveyors Association stating that the law is quite specific in that only licensed land surveyors or the Superior and Supreme Courts of NH can determine boundary lines. Towns should only accept foundation certificates, certified plot plans, site plans, and other type plans which show boundary lines signed by a licensed land surveyor rather than a professional engineer.

A brief discussion was held about the letter. The plans approved by the Planning Board have had signatures from licensed land surveyors. A suggestion was made to add the signature of a licensed land surveyor to the checklist to avoid any confusion.

5. PUBLIC COMMENTS

There was no Public present

6. ADJOURN

Peter Wyman made a **MOTION** to **ADJOURN**. Ed Mical seconded the **MOTION** and all were favor. The meeting adjourned at 8:40