

UNITY PLANNING BOARD MINUTES

December 14, 2016

Call to Order:

Meeting was called to order at 7:11pm.

Roll Call:

Members present: Bob Trabka – Chair; Bill Schroeter - Ex-Officio; Craig Shute— Member; Bardy Flanders- member; Glenn Walker - Member

Alternates present: Glenn Walker; Bardy Flanders

Bob asked Glenn Walker to sit for Sue Schroeter and Bardy to sit for Caryl McDevitt

Members of the Public present: Kevin and Diane Brenker; Ken Hall;

Minutes:

Bob asked the Board to move reviewing last month's meeting minutes to get on with the Public Hearing on Accessory Dwelling Units. After the Hearing, Bill motioned to accept the minutes from November 1st, Bardy seconded the motion. All were in favor.

Public Hearing:

The Public Hearing was opened at 7:13pm. Bob reviewed a presentation prepared to explain what Accessory Dwelling Units (ADUs) are; why we are proposing this revision to the Town's Land Use Ordinance; what happens if we do nothing to change the Land Use Ordinance; what we are allowed to do and what we cannot do. Bob explained that voting "No" on the changes to the Land Use Ordinance will effectively be the same as doing nothing. The Town will have to accept ADUs under standards that are set by the State.

A resident inquired about wording in SB146, (an amendment to RSA 674) a discussion on "shall" and "must" and how both words are the same in meaning and that the word "may" is optional.

Kevin Brenker, a member of The Crescent Lake Association stated how Crescent Lake constituents would be interested in the Ordinance and inquired about how this Senate Bill came about. It was stated how it came about and when the law will take effect.

There were questions about how mobile homes are affected by the law. The Board needs more information to determine the answer to this. The Board is proposing more hearings on the subject before the March meeting happens.

The Brenkers believe that people who own waterfront property should be concerned about this. How will this affect waterfront properties? Bob stated that any changes to the Land Use Ordinance cannot supersede The Shore Protection Act requirements. This revision cannot permit anything that the state does not allow. Bob will direct Kevin Brenker to the presentation so that he can forward it on to other members of the Crescent Lake Association.

Bob gave a brief explanation of “Conditional Use” versus “Special Exception” and asked the Board to change the proposal from “Special Exception” to “Conditional Use”. This would require review of a proposed ADU by the Planning Board rather than the Zoning Board of Adjustment. Bob will update the language on the Land Use Ordinance to reflect the “Conditional Use” and inquire with NHMA and inform the Board of findings at next meeting.

Input from the town is crucial to the revision. Bob will have the presentation document placed onto the Town’s website so that it can be viewed by residents. The Board is planning on utilizing the Unity Community News and Newspaper to get the word out before the March meeting.

The Hearing was closed at 8:30pm

Unfinished Business:

Excavation Permit

Back before Bob was on the Board there was an excavation project going on through Newport Sand and Gravel. They were supposed to close it out and it needs to be followed up. Newport Sand and Gravel contacted Bob and wants to finish it up. The Board needs to figure out what the next steps are in order to close out and complete the project. Bardy will check with Sean Carrol for a copy of the close-out plans. Bob will check with the Town Clerk for the Town’s copy of the plans. Bob is concerned with having expertise in determining completion to the plan. Bob will contact Fran St.Pierre to get some help in understanding the details of the close-out. Bob will update the language on the Land Use Ordinance to reflect the “Conditional Use” and inquire with NHMA and inform the Board of findings at next meeting.

New Business:

Other Business:

Future Agenda-

Next meeting will be January 3, 2016.

Communications Directed to Board:

None

ADJOURNMENT:

Bill made the motion to adjourn at 8:50 pm, Glenn seconded the motion. All were in favor.

Respectfully Submitted,

Penny Trabka
Planning Board Secretary