



Town of Plymouth

Planning Board Meeting
Plymouth Town Hall
Plymouth, NH 03264

July 17, 2014

Final 8-7-2014

MEMBERS PRESENT:

Mike Ahern (Chair), John Randlett (Vice Chair), John Kelly, Jack Scarborough, Bill Bolton (Select Board Rep.), Neil McIver (Select Board Rep. Alt.), Bob Dragon (Alternate), (Paul Wilson Excused)

OTHERS PRESENT:

Sharon Penney, Plymouth Town Planner

CALL TO ORDER:

Mike Ahern called the meeting to order at 6:30 p.m. Roll call of members was completed.

GENERAL PUBLIC COMMENTS:

None

ADMINISTRATIVE MATTERS:

- a. Distribution of July 3, 2014 draft minutes

CORRESPONDENCE:

Ashland Planning Board invitation-NHMA topic presentation follow up

- ❖ Sharon Penney contacted NHMA in regards to the topics available for the *On-Demand Training* series. She handed that information out to the Board. She asked the Board to look this over and then she will contact the Ashland Planning Board and coordinate a date to have someone from NHMA come here to make their presentation if this board is inclined to do so.
- ❖ Mike Ahern asked Bill Bolton if the select board was invited as most of the information it geared towards the select board members.
- ❖ Bill Bolton stated that they were not invited.
- ❖ Sharon Penney stated the select board was privy to this, however, they did not receive an invitation as the invitation was planning board to planning board.
- ❖ John Kelly asked if this is separate from the Law Lecture Series.

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- ❖ Sharon Penney stated this is a separate series but a lot of the topics are the same.
 - ❖ Jack Scarborough stated his opinion of having Plymouth have their own presentation without the Town of Ashland. He wanted to know why they would do this with the Town of Ashland.
 - ❖ John Randlett stated this was to save money and both towns would have the presentation here rather than have people travel to Concord.
 - ❖ Neil McIver made a motion to table the issue, seconded by John Kelly. All in favor.
 - ❖ Sharon Penney mentioned that she will be getting information on the Law Lecture Series in about 4-5 weeks, so this might help them make up their minds.

REPORTS OF COMMITTEES:

❖ BOARD OF SELECTMEN

- Bill Bolton mentioned the Board is having a meeting with the department heads on 7/23/14 to discuss future plans for capital improvements, what the town needs and how to go about it. The meeting will be held 12:00 p.m. to 2:00 p.m. next Wednesday.

❖ CONSERVATION COMMISSION

- Paul Wilson not available to report. Bill Bolton noted they had a meeting a couple of days ago and made mention that they will be flagging the trails within town and clearing out a couple of new trails on the Fauver Trail.
- Sharon Penney asked if the Conservation Commission could get her information on the original design plans for the Heritage Trail as questions were asked about this trail recently and there are no records of this at Town Hall.

❖ ZONING BOARD OF ADJUSTMENT

Nothing new to report as they met on July 1 and that information was conveyed to the board at their July 3 meeting.

❖ PLYMOUTH VILLAGE WATER & SEWER DISTRICT

- Neil McIver noted that they just hired a new accountant and superintendent.

❖ PEMIGEWASSET RIVER LOCAL ADVISORY COMMITTEE

Nothing to report

❖ PLYMOUTH REGIONAL EMERGENCY MANAGEMENT COMMITTEE

Nothing to report

❖ TOWN PLANNER REPORT

- Sharon Penney mentioned she, Paul Freitas and Joe Fagnant will be meeting with DOT regarding the realignment of Foster Street at the railroad crossing.

NEW BUSINESS

The planner presented a template of procedural steps to start off the master planning process.

Preliminary organization of Master Plan update endeavor

- 1. Anticipated update schedule**
- 2. Distribution of 2004 MP surveys with review/input for 2014 survey**
- 3. Review of 2008 (Master Plan) Implementation Plan milestones table.**

- ❖ John Kelly stated that they should start off with a process of creating the new Master Plan.
- ❖ Mike Ahern clarified if he meant creating a mission statement.
- ❖ John Randlett suggested going through Volume 1 and revamping each section to reflect today's status. That way nothing is missed.
- ❖ John Kelly has a concern that their objective may be different than the board that wrote Volume 1.
- ❖ Bob Dragon verified that they are revamping the whole document.
- ❖ Bill Bolton stated that all drafts seem to be very similar and follow the same format.
- ❖ John Kelly feels the previous board focused on the Main Street and avoided dealing with Tenney Mountain Highway. He would like to see the Master Plan cover the entire town, not just focus on one specific area. The new Master Plan needs to fit in with the town as it is developed now, not years prior.
- ❖ Bill Bolton somewhat disagreed with John Kelly's assessment of the 2008 master plan. He feels it did focus on other areas, however, noting that people would like to keep the look and feel on Main Street as it is now so that more people will shop on Main Street instead of online.
- ❖ John Kelly feels local towns have prime tourist attractions due to having lakes in their towns. Plymouth does not, so in order to bring tourism to the town he feels we need to develop commercially to bring tourist and to help with taxes. Having non-profit organizations and 73 percent of the town being in current use does not help the tax base in Plymouth. He feels it is time to move forward.
- ❖ Neil McIver agrees with a lot of John's points, however, he feels Plymouth has a lot more to offer and is growing. He feels they should find out what the needs are for the different areas.
- ❖ Mike Ahern liked Neil's comments. Someone stated to him that in the past you could tell what was happening in town by the size of the train station.
- ❖ Jack Scarborough feels they should work on reactivating rail service.
- ❖ John Kelly asked if this is feasible.
- ❖ Mike Ahern stated they need to have a goal.
- ❖ Bill Bolton stated they are definitely not ahead or behind the time schedule for a new Master Plan.
- ❖ Sharon Penney agreed they are on target time wise for the 2018 Master Plan. She also reminded the board that they have new information to help them with this. They now have the Tenney Mountain Highway Corridor Study results and Memorandum of Understanding on town input for driveway cuts as a result. These are great tools to use in writing the new Master Plan. Having these done has started the process.

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- ❖ John Kelly stated his concern with the appearance of land around Route 3 at the south entrance to Plymouth. He feels it is not inviting to the public and asked if they have any ability to fix this problem. He feels they should be able to have control over unsightly places going in.
 - ❖ Sharon Penney stated this type of thing may be addressed through gateway design but that landowner rights must be considered within zoning regulations.
 - ❖ Neil McIver stated that the Environmentally Sensitive Zone is overly broad. The NHDES has specific standards for wetland and shoreland permits. He said the board should consider revising their ordinance to be more in line with the state standards.
 - ❖ Sharon Penney stated the language in the Zoning Ordinance needs to be adjusted to specifically reference this (Shoreland Water Quality Protection Act).
 - ❖ Mike Ahern asked if the Plymouth State University has to follow state regulations
 - ❖ Jack Scarborough and Neil McIver noted that all state entities have to abide by state regulations.
 - ❖ Mike Ahern was verifying that they need to finalize the Master Plan in three and a half years (by 2018) and would like to know who finalizes the document.
 - ❖ John Kelly believes it is the Town of Plymouth residents.
 - ❖ Sharon Penney stated that she will double check the RSAs but she is pretty sure that the planning board has final voting approval although the citizens weigh it. This is not like zoning amendments that have to be on the ballot at town meeting.
 - ❖ Mike Ahern mentioned that with the last version of the Master Plan, the sub-committees involved stated that the Master Plan needs to be more simplified for all to understand.
 - ❖ John Kelly asked if they could possibly get Master Plans from other towns, just for another reference or guideline to simplify the plan.
 - ❖ Neil McIver asked Sharon if she could contact the Office of Energy and Planning and see if they have a rough draft to go by.
 - ❖ Sharon Penney stated that she could; however, by doing this they would be re-inventing the wheel. She feels the Master Plan document they have now is thorough and comprehensive. They can make some adjustments to the one they already have rather than starting at the beginning again.
 - ❖ Mike Ahern stated that it has been mentioned that they have a really good Master Plan and that they just need to go over it and make some changes.
 - ❖ Bob Dragon stated that he agrees with Sharon Penney. He feels they have a good basis with the 2008 version and just go through this one and review and revise.
 - ❖ John Kelly would like to have the new Master Plan be more specific in regards to zoning.
 - ❖ Sharon Penney reminded them that actual zoning changes have to go to town meeting on the warrant.
 - ❖ Mike Ahern mentioned that in the past they tried to define the Agricultural Zone better. However, this is when they ran into problems.
 - ❖ John Randlett reiterated what he said at the outset 45 minutes ago. He feels they have a good basis with the 2008 version and that they should go chapter by chapter and make any necessary changes.

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- ❖ Bill Bolton noted that he feels due to several groups involved, there does need to be a certain level of complexity to the Master Plan. He would like to see some follow up and review of the document.
 - ❖ Jack Scarborough offered to review the old document and bring a synopsis to the board to jumpstart the process.
 - ❖ Neil McIver feels they should make some changes to the master plan and have the public review.
 - ❖ Sharon Penney said that was required.
 - ❖ Mike Ahern was verifying what Jack Scarborough was offering. Jack Scarborough is offering to review the 2008 document and clarify areas that have changed since 2008.
 - ❖ Sharon Penney asked the board to write down the number RSA 674:1, duties of the Planning Board in regards to guidance for the board on master plans. Also note RSA 674:2 which has more specific information about the process. These are the RSAs she gave them last year before the Tenney Mountain Corridor study update begin when they were first considering the master plan process. At the very least, they need to have a Vision Chapter and a Land Use Chapter due to legal requirements. They will need to again send out surveys to the public for ideas and input on certain town topic areas.
 - ❖ Mike Ahern noted that they need to get a survey subcommittee together and should start getting public input and the surveys out quite early for this process. He will be happy to chair this committee and other board members should let him know if they are interested
 - ❖ Sharon Penney stated to the board that she will get them a copy of the old survey as a reference to help in this process. Items may need to be changed, but at least they have a starting point for topic areas.
 - ❖ John Kelly noted that he realizes they need some expertise; however, he would also like to see a more broad range of people involved in this process.
 - ❖ Mike Ahern noted he feels they have made some progress and have a plan of action. They have a recommendation of a survey subcommittee and Jack Scarborough offered to review the 2008 document.
 - ❖ Sharon Penney asked the board when they would like to meet on this again.
 - ❖ Bob Dragon asked the board when they should be receiving public input.
 - ❖ Jack Scarborough stated that he will present his recommendations and after that the board can decide when they are ready to present to the public and start receiving public input.

UNFINISHED AND OTHER BUSINESS:

- ❖ Neil McIver stated he had heard some concerns regarding Single Family Residential zones and student housing incidents. He feels they need to tighten ordinances for the SFR areas.
- ❖ Jack Scarborough noted that there should be a conversation between the chair of the select board and the president of Plymouth State University regarding these incidents.
- ❖ Sharon Penney noted that several of these nuisance-related ordinances need to be revised as they are not specific enough for certain incidents. She feels the board should speak to Brian Murphy if they are inclined to foster tightening up some of these ordinances.

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- ❖ Bill Bolton noted that a lot of the incidents are not reported. He feels that people should report the incidents and this will help in correcting the problems.
 - ❖ Bob Dragon asked if they will be getting input from town departments as well as the public.

 - ❖ The board agreed they will be getting input from all areas, town departments, businesses and residents.

PUBLIC COMMENTS:

None

ADJOURNMENT:

- John Randlett made a motion to adjourn; motion seconded by Jack Scarborough. All in favor. Meeting adjourned at 7:48p.m.

PLEASE NOTE:

The public is invited to attend all meetings of the Planning Board. During official public hearings, the public is welcome to speak. For other items the public may speak at the discretion of the chair/board. Files on the applications and items above are available for inspection in the Planning Department in Town Hall, from 8:00 a.m. to 4:30 p.m., Monday through Friday. These applications and items are subject to change prior to final action. Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provisions for your participation at 536-1731 or you can e-mail the Town Planner, Sharon Penney at: spenney@plymouth-nh.org.

Respectfully Submitted,
Lisa Vincent