



Town of Plymouth

Planning Board Meeting
Plymouth Town Hall
Plymouth, NH 03264

April 2, 2015

FINAL—Approved June 4, 2015

MEMBERS PRESENT:

Mike Ahern (Chair), John Kelly, Rebecca Hanson (ConCom Rep), Steve Rhodes, Steve Whitman (Alternate) Bill Bolton (Selectman's Rep.)

OTHERS PRESENT:

Sharon Penney, Plymouth Town Planner and Tara Bamford

ABSENT/EXCUSED:

John Randlett (Selectmen's Rep. Alt.)
Bob Dragon (Alternate)

CALL TO ORDER:

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

GENERAL PUBLIC COMMENTS:

None

ADMINISTRATIVE MATTERS:

- **Election of New Officers (Chairman, Vice-Chairman, Non-Recording Secretary):**
 - Mr. Mike Ahern remains Chairman; Mr. Steve Rhodes is Vice-Chairman; Non-Recording Secretary is Ms. Rebecca Hanson.
 - Mr. Bill Bolton made a motion to approve the positions; seconded by Mr. John Kelly. All in favor.
- **Review of March 19 Draft Minutes:**
 - Mr. Bolton made a motion to approve minutes as presented; seconded by Mr. Kelly. All in favor.

CORRESPONDENCE:

- None

NEW BUSINESS:

- **Ms. Tara Bamford, Planning Coordinator/Senior Planner from North Country Council presenting continuation of Master Plan process organization. Selection/Report of Survey Subcommittee:**

- Ms. Bamford explained that the Planning Board and herself must analyze the current plan, plan a visioning session and then development of the survey. She recommended that the Planning Board ought to schedule the first visioning session. Ms. Bamford suggested the first Thursday in June at the Senior Center.
- Ms. Bamford also recommended another visioning session for the last Thursday in May to discuss land use and economic development.
- Ms. Bamford led a discussion on land use and inquired about the town's land use goal; preserve the town's historic pattern of development with a traditional mixed use of downtown; limited mixed use of transportation quarters; and residential areas surrounded by countryside.
- Ms. Bamford inquired about the first policy about retaining the rural qualities of the town by discouraging sprawl and preserving the existing patterns of development, and whether it required change since 2007.
 - Mr. Ahern said that the town embraced cluster development to reduce sprawl.
 - Mr. Kelley suggested that the policy was created before 2007.
- Ms. Bamford inquired about changes made to land-use regulations, such as whether adjustments had been made to the existing zoning boundaries around Burger King.
 - Mr. Kelly stated that the boundaries have not been changed.
 - Ms. Bamford stated that Burger King is still in the Agricultural Zone.
- Ms. Sharon Penney asked the Planning Board, if they remember why the zoning changes were never made, as Ms. Bamford has asked as well.
 - Mr. Kelley stated that he remembered discussions, but nothing ever moved forward.
- Ms. Bamford asked what drove these changes.
 - Mr. Kelly stated that when the Master Plan was created, the Planning Board wanted to clarify the terms of commercial versus agricultural, whereas, Mr. Ahern and Ms. Penney agreed that boundary changes were inspired by parking purposes because commercial zones required available parking.
- Ms. Bamford inquired about the conservation goals.
 - Mr. Whitman stated that since the Master Plan was implemented it seems that the Walters property with the ski trails expanded, the conservation commission did a lot more with signage and access, but strategic conservation has not been made.
 - Mr. Ahern mentioned that a bike path was a project that was never completed, but he suggested that it would be a great feature as more businesses are added on the Tenney Mountain Highway.
 - Ms. Penney stated that PSU has formulated a project on bicycle connectivity feasibility, however, nothing has been implemented.
- Ms. Bamford inquired whether the conservation plan has a natural resource inventory.
 - Ms. Penney stated that the town does, but it is from the early 2000s, which she will send to Ms. Bamford.

- Mr. Whitman stated that it included mapping and a limited amount of field work.
- Ms. Bamford inquired if the town only has one scenic road.
 - Mr. Bolton stated that the town does have one scenic road.
 - Mr. Whitman stated that the town does not have protection for scenic vistas.
 - Mr. Ahern asked Ms. Bamford, what it means to protect a scenic vista.
 - Ms. Bamford stated that a conservation easement and to purchase the agricultural rights are the absolute approach to protecting scenic vistas, such as the protection against a building being built in a scenic territory.
 - Ms. Bamford also stated that the town could create design guidelines to protect scenic property.
- Ms. Bamford asked the Planning Board about the local airport.
 - Ms. Penney stated that the Planning Board is about a year into a planning grant from the DOT to get their first master plan for the airport.
 - Ms. Bamford inquired whether it addresses the surrounding agricultural lands.
 - Ms. Penney stated that it will discuss the agricultural lands around the airport.
- Mr. Ahern mentioned that Fox Park is used as a recreational place and that the Planning Board received a letter from a towns person who wishes the town to have a community pool.
- Mr. Bolton inquired whether the Master Plan has an arts and recreational section.
 - Ms. Rebecca Hanson stated it does have a recreational section.
 - Mr. Kelley asked if the town has an inventory of the recreational activities from the past and present in the town.
- Ms. Bamford inquired if any work has been done to preserve single-family households in the downtown area.
 - Mr. Kelly stated that residents created a warrant article that sought to protect single-family homes, but it was voted down.
 - Mr. Ahern stated that there is a huge economic incentive to turn family homes into rental properties, which is a major concern for the public.
 - Mr. Ahern stated that the data from the warrant article was to be used to help decrease the complaints from residents due to rental conflict.
- Ms. Bamford addressed the proposal for a waterpark in the town.
 - Ms. Penney stated that the town has many seasonal events, but the Chamber of Commerce and Park & Recreation do a lot to promote those events. However, the town at the time of the Master Plan did not have the money to accomplish this goal.
- Ms. Penney stated that Boulder Point has developed since the implementation.

- Mr. Kelly stated that the doctor's offices in Boulder Point want to be non-taxable.
- Ms. Bamford asked if any work has been done on the mixed-use commercial development.
 - Ms. Penney stated that there have been some serious safety constraints, so no work has been done.
- Mr. Ahern mentioned development along Fairgrounds Round to create smaller lots and converted to residential, however it is reliant on the town sewer.
- Ms. Bamford inquired what the Planning Board has done to increase population growth and infrastructure developments, such as roads and walkways, and economic development has occurred through the expansion of restaurant business.
- Mr. Ahern and the Planning Board discussed the connectivity of the Railroad Square to Route 3.
 - Mr. Bolton stated that Mr. Alex Ray, owner of the Skateboard Park, is interested in its completion.

UNFINISHED AND OTHER BUSINESS:

None

PUBLIC COMMENTS:

None

ADJOURNMENT:

- Mr. Ahern made a motion to adjourn; motion seconded by Mr. Bolton. All in favor. Meeting adjourned at 7:45 p.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,
Jaseya Girona