

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **January 6th 2014**
4 **Meriden Town Hall**
5

6 Members Present: Jane Stephenson, Chair Mike Sutherland
7 Allan Ferguson Jeff Albright
8

9 The meeting opened at 7:00pm
10

11 The Minutes of December 16th were approved as grammatically amended.
12

13 The Board completed its work on the proposed 2014 Zoning Changes. This round of edits was confined to
14 final formatting and grammatical changes.
15

16 Summary of the proposed changes are as follows:
17

18 **Question 1.** If approved, this change will allow an accessory apartment, to now be called an accessory dwelling
19 unit or ADU, to be constructed in either attached or detached accessory buildings to the primary residence on
20 the lot.
21

22 **Question 2.** If approved, this change will reduce the minimum acreage requirements for multifamily dwellings
23 in most zones.
24

25 **Question 3.** If approved, this change will allow multifamily buildings to be considered as part of an Approved
26 Business Project proposal.
27

28 A public hearing on the proposed changes has been scheduled for January 20th. Full text of the changes
29 attached to these minutes (Note: This hearing was, due to the Martin Luther King Holiday, moved to
30 January 21st.
31

32
33 The meeting adjourned at 8:30pm.
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36
37 Stephen Halleran
38

Jane Stephenson Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **January 21st 2014**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson, Chair Mike Sutherland
7 Allan Ferguson Judy Belyea
8 Elise Angelillo
9

10 The meeting opened at 7:00pm

11
12 The minutes of January 6th were approved as amended.

13
14 The purpose of the gathering was to complete the work on the 2014 Zoning Changes and to hold
15 a public hearing on the changes. Chairwoman Stephenson opened the hearing at 7:15pm by
16 having the posted notice read. See attached for complete details on the changes.

17
18 Resident Richard Caruso spoke in favor of question #1, the Accessory Dwelling Unit (ADU)
19 change. He owns an outbuilding that he would like to convert to a small living unit. He has
20 reviewed the draft language and feels his project will fit within the requirements of the proposed
21 change.

22
23 Resident Mark Horne spoke specifically in favor of the ADU change as well, citing the need for
24 many families to take care of a family member who is still able to live independently but would
25 benefit from being close to others in their family.

26
27 The Planning Board voted to amend question #1 to include the language suggested by Planning
28 Director Nate Miller from the UVLSRPC concerning a prohibition against separate ownership of
29 the unit or turning the ADU into a condominium. See attached.

30
31 No one spoke for or against question #2.

32
33 Mark Horne spoke in favor of question #3 which removes the prohibition of combining multiple
34 residential units with a business use as part of an Approved Business Project. The change does
35 not insure that such combinations will be allowed; it just provides the Zoning Board with the
36 ability to review an Approved Business Project proposal that includes apartments and a business
37 use.

38
39 The hearing was closed at 8:15pm.

40
41 A motion was made, seconded and voted in the affirmative to forward the three questions to the
42 town clerk for inclusion in the 2014 town warrant.

43
44 The meeting adjourned at 8:40pm. The board's next meeting will be February 17th 2014.

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46
47 Stephen Halleran

Jane Stephenson Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **February 17th 2014**
4 **Meriden Town Hall**

5
6 Members Present: Mike Sutherland, Acting Chair
7 Jeff Albright Elise Angelillo
8 Stephen Halleran, Alt
9

10 The meeting opened at 7:00pm
11

12 Jane Stephenson being away, Acting Chair Mike Sutherland opened the hearing. Stephen Halleran was
13 called upon to act as an alternate for this meeting.
14

15 **Spencer Subdivision:** Property fronting on Hayward Road (map 108 lot 20) in the Village Residential
16 Zone. If approved a single new undeveloped lot of 7.18 acres will result (108-20.2 on the plan). The
17 existing house will be on the remaining land 3.72 acres. Both lots have access to public water. Surveyor
18 Chris Rollins explained that this project follows the one done in 2006, which included a Zoning Board
19 decision to allow the then duplex building to be located on its own lot. The duplex is now treated as a
20 single family home and only has one tenant. This last division of the property will allow for one of
21 Claudine's children to own the undeveloped lot and construct a residence on the property. This subdivision
22 would not have been possible in 2006, but the change from the 4 to 1 ratio to a shape factor has allowed for
23 the consideration of this division. The new lot is 7 acres in a zone where less than one acre lots are allowed.
24 There is no possibility of further division. State subdivision approval has been granted and the town's road
25 agent has approved the undeveloped lot for an access point. Board members first discussed whether the
26 property could be considered a minor subdivision, since it was divided in 2006. In keeping with past
27 decision the board felt that one additional lot, bringing the total to two newly created lots since 2006 was
28 not significant enough to trigger a full major subdivision review. The project will be reviewed using the
29 same criterion that was used for the review of the Longacre Landscaping 4 lot division approved last year.
30 This being the case the application was found to be complete. Chairman Sutherland focused the discussion
31 next on the shape factor. Both lots have shapes factors in excess of 25 (26.4, 26.8) but less than the absolute
32 upper limit of 30. Lots cannot be approved with a shape factor of 30 or more, 25 or less the Planning
33 Board does not have to review the issue, but between 25-30 a specific review and approval is required.
34 Elise Angelillo noted that she is comfortable that both of these lots are from a shape context functional for
35 future owners. Both are in a zone that requires only one acre, one is three acres the other seven acres, both
36 have adequate road frontage that is usable. Other board members agreed with this reasoning and the lot
37 shape factors were accepted by the Planning Board. Abutter Breck Taber noted that he does not oppose the
38 plan, but is here to learn how the new development will impact his home. Chris Rollins noted that the new
39 house should not be visible to the Tabers, although they will see the driveway that serves the building.

40 A motion to approve the 2014 subdivision as proposed was made, seconded and voted in the
41 affirmative.
42

43 **Other business:** Halleran shared with the board a notice from the City of Lebanon about a project at Pike
44 Industries for a propane decanting station. The hearing for the project is March 10th and the Town of
45 Plainfield has been granted the status of abutter for the purposes of accessing regional impact.
46

47 The meeting adjourned at 8:15pm
48
49

50 Stephen Halleran

Mike Sutherland
Acting Chairman

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1 **MINUTES OF THE ZONING BOARD OF ADJUSTMENT/PLANNING BOARD**
2 **MEETING MARCH 10TH 2014**
3 **MERIDEN TOWN HALL**

4
5 **Zoning Board**

6 Members Present: Richard Colburn, Chairman Brad Atwater
7 Ted Moynihan

8
9 Planning Board Members Jane Stephenson, Chairperson Mike Sutherland
10 Elise Angelillo Steve Halleran, Alt

11
12 **6pm Site Visit Robert and Pricilla Wheeler, #1097 Route 12A Project:** The Planning and
13 Zoning Board met in a dual session, in Plainfield Village, to view and begin the land use approval
14 process for the Wheeler’s redevelopment project involving the residence at #1097 Route 12A.
15 The Wheelers received a building permit in 2012 (#53) to renovate the house as residential
16 structure. During the course of the renovation work which was originally focused on simply
17 saving the building, plans evolved to the operation of a small restaurant with some catering
18 functions. The renovated building is 1900 sq ft in floor area and sits on a .46 acre lot in the
19 Village Residential Zone. The lot is served by public water and has a private septic system that
20 was approved in 1984 to serve the house as a two unit building.

21
22 Chairman Colburn and Chairwoman Stephenson opened the site walk by reminding the applicant
23 and neighbors present that this was just a viewing of the property and that other than the applicant
24 explaining the proposed use for the various spaces all presentations and questions should be
25 deferred until 6:30pm at the Plainfield Town Hall.

26
27 Priscilla Wheeler walked the group through the house showing the location of the commercial
28 kitchen, restaurant seating area, energy room on the first floor. The second floor is to include a
29 personal office for her work, a guest bedroom for friends and family and a function room to be
30 used for paid parties and drumming.

31
32 Turning to the outside, she discussed the location of the dumpster, propane tanks for the kitchen,
33 and the parking layout that has been proposed as well as outside lighting and signage.

34
35 The group left the site at 6:20pm moving up to the Plainfield Town Hall for the public hearings
36 on the project.

37
38 **6:30pm Robert and Priscilla Wheeler public hearing for land use hearings:** The Zoning
39 Board will first work on the necessary zoning approvals and if time allows the Planning Board
40 will focus on its site plan review. Given that only three Zoning Board members were present, the
41 applicant was given the option of delaying the hearing. She decided to go forward. Testimony for
42 both the Zoning and Planning Board hearings will be taken this evening and if necessary board
43 deliberations will be continued at the next meetings.

44
45 Ms. Wheeler took the group through her entire proposal, she and her husband bought the house in
46 March of 2012 and have been renovating it ever since. She feels she is now ready to move
47 forward with a special exception request. Planned uses to include a 24 seat restaurant that will be
48 open for lunch and dinner Friday, Saturday (12pm to 8pm) with a brunch on Sunday (8am to
49 1pm). Incidental sales of local arts and crafts will be part of the restaurant. Pricilla also wants to
50 do some private catering offer Reiki and by appointment in other rooms in the house. She feels

1 that she can accommodate these various uses with off street parking as shown on her application
2 plan. She estimates no more than 5 employees including herself and her husband. All uses will
3 be done by 9pm, the last serving of food to be 7:30pm. Deliveries will be done by small vehicle
4 during daytime hours.

5
6 Public comments were generally in support of the project and the good work of saving the
7 building that she has done. There were concerns from direct abutters that the planned uses could
8 represent a very intensive use on the lot. The adequacy of parking and noise from outside events
9 were of particular concerns.

10
11 Direct abutters Ronald Bailey & Joan Griffith (107-38) feel that the work has been mostly done in
12 a way that has preserved the residential feel of the property and they expressed appreciation for
13 this effort. The building has never looked better to them.

14
15 The Tomlinson's who purchased the adjacent house to the north (107-36) are planning to
16 renovate that home and raise their family there and are concerned about outdoor parties, and
17 general noise from the business during evening and weekend hours and being very close to the
18 dumpster. When they purchased the house, a bakery was the rumored use for the Wheeler's
19 property it was not until the certified letter for tonight's hearing arrived that they became aware
20 the use was for restaurant. Town Administrator Halleran had indicated to them that the town was
21 not aware of the restaurant use until the formal application was filed.

22 Fire Chief Frank Currier and Buildings Inspector David Lersch indicated that they need to do
23 more research on the upstairs function room and whether or not a second means of egress is
24 necessary. In their preliminary work with the Wheelers they understood private to mean
25 noncommercial, but a paid rental or private party would be commercial from a code perspective.

26
27 Given the uncertainty about the codes, the concerns about parking and concerns from neighbors
28 about noise, the applicant withdrew at this time the portion of the request that centered on the
29 private function room and catered parties outdoors. Therefore the Zoning Board was asked to
30 limit its review to a 24 seat restaurant use with the entire upstairs space to be used for the
31 personal use of the owners. The restaurant use will not include amplified music or outdoor
32 activities. Priscilla remains confident that as the neighborhood becomes comfortable with the
33 building and its use other activities could be added.

34
35 Chairman Colburn asked for any final comments. Mr. Tomlinson reiterated his family's concerns
36 about noise and traffic from the proposed use. There being no other public comments the Zoning
37 Board began its deliberations. The Planning Board having reviewed the file, heard the testimony
38 and viewed the site used the time to consult with the applicant and neighbors on various site plan
39 issues such as lighting and parking, signage. The board guided Mrs. Wheeler on what would be
40 needed to develop a measured drawing for the parking and lighting/landscape plan. Priscilla and
41 Robert will do this work and return to the Planning Board to complete the site plan review
42 process and a subsequent meeting.

43
44 From its deliberations the Zoning Board made the following findings:

45
46 A restaurant use is permitted as a special exception in the Village Residential Zone and is
47 consistent with the general purpose stated in the zoning ordinance to "serve as a nucleus of
48 community activity.

49

1 The small lot is nonconforming with the ordinance. However, the lot coverage has not been made
2 substantially worse with the renovated structure. The Zoning Board determined lot coverage to be
3 approximately 25-30%.

4
5 The board heard testimony that the relatively short distances to neighbors makes it likely that
6 noise from patrons and the kitchen as well as smells from the dumpster could be offensive unless
7 adequate controls are in place.

8
9 Application as submitted for a restaurant, 24 seats, open 12pm-8pm Fri-Sat, 8am-1pm Sunday, 3
10 employees other than the owners.

11
12 Based on its review, the zoning board found the application, with conditions, to be compatible
13 with section 5.6 of the Zoning Ordinance.

14
15 A motion to approve the small restaurant use with the following conditions was made, seconded
16 and voted in the affirmative by three members of the board.

17
18 Conditions:

19
20 The Approved application to be as amended at this meeting and to include only the indoor
21 restaurant use with personal use space for the owners upstairs.

22
23 Applicant shall provide, to the Planning Board, an improved parking plan for at least 11 spaces.
24 Appropriate measures will be taken to ensure that adjacent residents are protected from
25 obnoxious noise and odor.

26
27 Site Plan Review approval by the Planning Board is required.

28
29 A code review by the town's building inspector resulting in an issued certificate of occupancy for
30 the buildings is required.

31
32 Any expansion of the restaurant or addition of other uses shall require a Zoning Board review.

33
34 **Other Business:** The Zoning Board met the new owners of the former Berwick Property. Mr.
35 Farnsworth explained that he purchased the property and is unsure exactly what he will do with it.
36 He is aware of the recent environmental history of the land and will be working with the NH DES
37 to stay in compliance with the properties hazard mitigation plan. A residential use on the east
38 side (up on the hill) and perhaps some solar panels to feed into the electric grid are but two ideas
39 that are under consideration. This summer he will be logging the property and cleaning up the
40 area along the roadside. He will keep both the town and state aware of his plans for the land.

41
42 The meeting adjourned at 9:15pm

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45 Stephen Halleran

Richard Colburn

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49 Jane Stephenson

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **April 21st 2014**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson, Chair Jeff Allbright
7 Allan Ferguson Elise Angelillo

8
9 The meeting opened at 7:00pm

10
11 The minutes of the March 10th joint meeting with the ZBA were approved as further amended by
12 the Planning Board. The minutes have now been approved by both boards. The Planning Board
13 changes were grammatical in nature.

14
15 **Wheeler Site Plan Review Update:** Abutter John Tomlinson sat in on these discussions.
16 Halleran reported that Priscilla is continuing discussions with the building inspector, fire chief
17 and now the NH Fire Marshall on how to achieve material code compliance for the newly
18 renovated structure that is to be repurposed into both private and public space. Once those issues
19 are resolved, Priscilla can move forward with her site plan. This meeting was made available to
20 her if she wanted to discuss with the Planning Board the parking layout and other outside
21 features, but she was unable to attend.

22
23 **Other Business:** Halleran reported that the new version of the Zoning Ordinance featuring the
24 accessory dwelling unit is now available in hard copy and on the town's website.

25
26 The meeting adjourned at 8:00pm

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30 Stephen Halleran

Jane Stephenson Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **July 21st 2014**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson, Chair Jeff Allbright
7 Judy Belyea Elise Angelillo

8
9 The meeting opened at 7:00pm

10
11 **Beaupre Subdivision:** Chairman Stephenson opened the hearing by reading the posted notice.
12 The application involves a request by Stephen & Donna Beaupre to subdivide a 3.57 acre parcel,
13 shown as lot #3, fronting on Red Hill Road. The parcel will be used for a new house for Doug and
14 Debra Beaupre. The undeveloped lot will not be served by public water or sewer. The Town's
15 Road Agent has certified that the lot has a safe access point. The applicant hopes to be able to use
16 the driveway including the 15" culvert that was installed for a logging access earlier in the spring
17 as the driveway for the new home. The remaining land is made up of 23 acres and includes
18 Stephen and Donna's home, accessed from Grantham Mt. Road. Surveyor Wayne McCutcheon
19 explained that the required approval for subdivision from the state of New Hampshire has been
20 submitted for state review. Chairman Stephenson asked for any questions. Member Allbright
21 noted that the plan includes a couple of minor spelling errors. Wayne will correct these before
22 preparing the final mylar. The shape factor for lot #3 is 19, well under 25. There being no other
23 questions the application was found to be complete and the new lot was created by a unanimous
24 vote of those present. Approval was made subject to receipt of state subdivision approval and a
25 review by the town to determine proper culvert size for the new residential driveway.

26
27 **Other business:** April 21st minutes were approved as grammatically amended. Halleran reported
28 that the Zoning Board has had its first ADU case with a second to follow in August. The zoning
29 board generally has found the ordinance to be well done. There has been a lot of discussion about
30 the allowed height of the ADU when its free standing and solely dedicated to a residential use as
31 opposed to when its located in a large outbuilding. The Zoning Board has interpreted the
32 ordinance to say that when located in a large outbuilding the top of the ceiling of the ADU
33 portion of the building can be no higher than 25'. See section 4.3 C. Chairman Stephenson may
34 attend the next ZBA meeting to discuss the Planning Board's intentions on this issue.

35
36 The meeting adjourned at 8:15pm

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39
40 Stephen Halleran

Jane Stephenson Chair

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42

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD MEETING**
2 **August 4th 2014**
3 **Meriden Town Hall**
4

5 PB Members Present: Jane Stephenson, Chair Jeff Allbright
6 Mike Sutherland Elise Angelillo
7

8 ZBA Members Present: Brad Atwater Scott MacLeay-appointed, not sworn in
9 Bill McGonigle
10

11 The meeting opened at 7:00pm
12

13 The Planning Board approved their July 21st minutes as presented.
14

15 **Tom Lappin Preliminary Discussion:** Tom explained that since last August when he was
16 granted ZBA and PB approval of his tavern and three one bedroom apartments at #7 Bean Road,
17 he, through his investors, has gained control of the former Townsend parcel 104/5. This .50 acre
18 lot abuts the #7 Bean Road property and has allowed Tom to rethink the tavern project. He now
19 wants to designated the ground floor space at #7 Bean Road reserved for the tavern as a fourth
20 one bedroom apartment, annex land away from #7 Bean Road to the new lot #19 Bean Road and
21 establish the tavern as a separate use on that parcel. Both parcels are VR zoned with water and
22 sewer connections. The first step in the this will be to see if the ZBA will allow 4 one bedroom
23 apartments on approximately .50 acre at #7 Bean Road and will allow the tavern to be developed
24 on a 1 acre parcel at #19 Bean Road. Tom hopes to be in front of the ZBA formally in September
25 with both applications. This preliminary discussion focused on issues such as lot coverage, the
26 VR allowed uses, the possible layout of the tavern on the new lot, traffic flow with parking,
27 landscaping etc. Tom depicted the building to be cape like in design. Abutters Eric and Jane
28 Witzel set in on this preliminary discussion. Jane noted that while she supported the first
29 application, with the tavern located in the existing colonial home, this application on an initial
30 review is more troubling to her and has the potential to negatively impact their property. She cited
31 noise and light pollution concerns.
32

33 **Other business:** Having now completed one ADU application with a second to follow later in
34 August the Zoning and Board and Planning board discussed briefly how this new ordinance is
35 working. Most at issue is the requirement that the ADU, whether in a new or existing building not
36 be higher than 25'. The ZBA is interpreting this to mean that the building can be higher, but the
37 area designated as apartment living space cannot be higher. Some members of the Planning
38 Board feel that what was intended is that when an ADU project is in the works the building it is to
39 be located in cannot be higher than 25' The Planning Board agreed that it may need to offer
40 clarifying language for voter approval in March.
41

42 The meeting adjourned at 8:45pm
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45 Stephen Halleran

Jane Stephenson, Chair PB

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48 Brad Atwater, ZBA
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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **September 15th 2014**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson, Chair Jeff Allbright
7 Judy Belyea Allan Ferguson
8

9 The meeting opened at 7:00pm
10

11 **Jim Kelleher:** A preliminary discussion followed on the possibility of his subdividing a 31 acre
12 Whitaker Road parcel (Cullihan subdivision 2006 lot #3) into two 15 acre parcels. As proposed,
13 the development on the lots will occur in the previously approved building envelope for lot #3.
14 Mr. Kelleher had inquired about this same issue in the past, but the 4 to 1 regulation could not be
15 satisfied. That rule has been changed and the new shape factor requirement only applies to lots of
16 15 acres or less. Both the proposed lots are just over 15 acres.
17

18 A wetland permit will be necessary to access one of the two house sites. Mr. Kelleher plans to
19 obtain that permit prior to moving forward with the division.
20

21 There is a notation in the minutes of the Cullihan subdivision that indicates that the property will
22 not be further subdivided. This note was not included on the final mylar for the project or in the
23 deeds creating the three new lots.
24

25 Halleran was asked to check with town counsel about the minutes and lack of notation on the
26 final mylar. During similar discussions in the past town counsel as advised that all town required
27 conditions should be documented on the final plan.
28

29 **Zoning Admendments:** The board held a brief discussion about possible zoning amendments for
30 2015.
31

32 Reducing the size of an approved parking spot from 10’x20’ to 8’x18’ has been discussed for
33 years. The 10’x20’ dates back to the 1970’s. Jeff Allbright noted that while large by current
34 standards the 10’x20’ does allow some cushion for snow removal operations.
35

36 Addition of a section to the ordinance about commercial solar will be discussed. The zoning
37 ordinance includes a commercial wind provision but not solar.
38

39 Making some minor adjustments to the new ADU ordinance to clarify the Planning Boards
40 intention is also something that is under consideration.
41

42 Halleran noted that the ZBA will be starting its latest review of Tom Lappin’s Bean Road Tavern
43 project Monday September 22nd at 6pm.
44

45 The meeting adjourned at 8:15pm.
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48 Stephen Halleran

Jane Stephenson, Chair PB

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **October 20th 2014**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson, Chair Jeff Allbright
7 Mike Sutherland Elise Angelillo
8

9 The meeting opened at 7:00pm

10
11 The Planning Board spent this meeting working on possible zoning changes for March 2015.
12 Under consideration are the following:

13
14 Minor changes to the ADU ordinance to clarify some of the dimensional requirements.

15
16 Adjusting the town’s parking space size to reflect current vehicle sizes. The ordinance now calls
17 for 10x20’ spaces. 8’x 18’ are more common in other local zoning ordinances.
18

19 A basic ordinance for larger scale solar projects. Residential projects would continue to be
20 allowed without land use board review.
21

22 Allowing automatic pool covers in lieu of fencing for certain pools and spas.
23
24

25 Richard Caruso met the Board to share some information that he has concerning automatic pool
26 covers. He believes that the current building code allows these to be used as a substitute for
27 fencing. He provided manufacturing specifications showing that once in place the cover, unlike a
28 fence that can be scaled, makes it impossible for children to gain access to the pool. The cover’s
29 track is built into the pool, and the cover closes in less than ten seconds. The Planning Board
30 asked for an opinion on these covers from the town’s building inspector.
31

32 The Planning Board will continue its work at its next meeting. At this time all drafts are just
33 preliminary working documents. Halleran will make the edits and post the latest version on the
34 Planning Board’s website.

35
36 The minutes from September 15th were approved as amended.

37
38 The meeting adjourned at 8:30pm.
39

40
41 Stephen Halleran

Jane Stephenson, Chair PB

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **Meeting**

3 **November 4th 2014**

4 **Meriden Town Hall**

5
6 Members Present: Mike sutherland, Vice Chair Jeff Allbright
7 Allan Ferguson Elise Angelillo

8
9 The meeting opened at 7:00pm

10
11 The minutes of October 20th were approved as amended.

12
13 The Planning Board continued its early work on possible zoning ordinance changes for 2015. See
14 attached rough drafts.

15
16 The Board started its discussion with Question #3, which would create the frame work for an
17 ordinance governing solar installations in Plainfield. Most if not all residential sized solar systems
18 would be, as they are now, permitted with just a building permit. For larger solar projects Zoning
19 Board and Planning Board approval would be necessary. Resident Terry Donaghue who is
20 involved with Norwich Technologies a solar system installer attended the meeting at the request
21 of the Planning Board. Terry generally feels that the zoning ordinance has sufficient regulations
22 in place to deal with large solar arrays and that additional regulation is not necessary. Terry was
23 able to help the board understand the typical sizes of various solar options. Board members felt it
24 was appropriate to have the zoning ordinance address these devices directly, as is done with wind
25 powered electric generators. The Planning Board is committed to coming up with a very simple
26 ordinance that will not discourage solar projects, but will provide some review for systems that
27 are not roof top mounted and are over 700 sq feet in size. The board will continue to workshop
28 this change, there was some concern that ground mounted units be more limited in the Village
29 Residential Zone where they have the greatest potential to impact neighbors.

30
31 The board determined that Question #1, dealing with minor changes to the ADU ordinance was
32 complete and ready for a public hearing.

33
34 The board determined that Question #2 dealing with changes to the size of an allowed parking
35 space would be cut and the required 10’x20’ sized parking space would remain. The parking
36 spaces at the Meriden Post Office are often cited as being too small and while they do vary in size
37 they are close to the 8’x18’ space that was proposed.

38
39 The board determined that Question #4 allowing automatic pool covers in lieu of fencing would
40 be cut as well. It is the opinion of the town’s building inspector that the town’s adopted building
41 code does not allow these covers to be used to replace a barrier. See attached.

42
43 The board will continue its work on the proposed zoning changes at the December 3rd workshop.

44
45 The meeting adjourned at 9:00pm.

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48 Stephen Halleran

Jane Stephenson, Chair PB

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