

APPROVED MEETING MINUTES

TOWN OF WARNER PLANNING BOARD

April 2, 2018

7:00 PM

WARNER TOWN HALL - LOWER MEETING ROOM

5 East Main Street, Warner, NH 03278

- **OPEN MEETING**

- **ROLL CALL**

Peter Anderson	Don Hall	John Dabuliewicz
Barbara Annis	Chairman Ben Frost	
Ben Inman		
James Gaffney - absent		

- **APPROVAL OF MINUTES**

March 12, 2018

Changes made to page 2, and 3.

Motion to approve minutes, as amended - Don Hall

Second by Ben Inman

Approved unanimously

NEW BUSINESS:

1. Central New Hampshire Regional Planning Commission Traffic Counts.

Letter from Dean Williams, Transportation Planner with Central New Hampshire Regional Planning Commission asking for the Planning Board's requests for roads to include in the traffic count.

In the past, the Planning Board has led this project, in collaboration with the Police and Highway Departments. Barbara Annis has the most experience with this project. Bill Chandler is concerned that a good share of 103, towards Bradford, is in Warner. How much of that traffic goes off of 89? Tim Allen was interested in knowing how much traffic goes up to Burnt Hill, Couchtown, Poverty Plains. If we know something about a particular road, we can ask for a traffic count. Has the Pellettieri business on Kearsarge Mountain Road seen increased traffic on that road? There were 8 counts done in 2017. Geneva and Roslyn see traffic coming off of KMR.

John Dabuliewicz asked about I-89 traffic counts and if the State Police record that, specifically the 21,000 from 2010. Peter Anderson called the State Department of Transportation within the past year and learned that the last count was done five years ago.

ACTION: Barbara Annis Will represent the Planning Board, connect with the Police and Highway departments and report back to the Planning Board on May 7, in time to report to the Central NH Regional Planning Commission on May 11. Provide input to Barbara Annis or the Landuse Office.

2. ZBA request for zoning interpretation

a. Manufactured housing/tiny homes

Joe Mendola presented a conceptual consultation to the Planning Board in February, and the Planning Board suggested that he might need a variance. Joe presented to the Zoning Board, on March 14, 2018, requesting a variance.

The ZBA is requesting that the Planning Board site the section of the ordinance from which an applicant might need a variance.

Chair of The Zoning Board, **Janice Loz**, in a letter to the Planning Board, had the following questions:

The ZBA is seeking the Planning Board's understanding of the manufactured housing park ordinance. Questions arose whether a tiny house could be defined as a manufactured house under the terms of Article XIII.C.1. (see enclosed) Or, defined as a travel trailer (Article XIII.C.5).

Also, manufactured housing is subject to Article XIII G. General Requirements, relative to HUD standards, inspections and occupancy permits. If tiny houses are considered manufactured housing are they subject to HUD standards?

ACTION: Planning Board's Response:

The consensus of the planning board is that only those dwellings that meet the definition of manufactured housing are allowed under Article XIII. This definition is in the ordinance at XIII.C.1, which is identical in relevant section to the state's definition of manufactured housing found in RSA 674:31. Any mobile dwelling that is less than 40 feet long, less than 8 feet wide, or less than 320 square feet area is not manufactured housing. For a mobile dwelling to be allowed that does not meet this definition would require a variance to the definition itself.

The planning board also concluded that anything that is manufactured housing must comply with Federal standards for such dwellings. A tiny home that does not meet that definition would not be subject to Federal standards, but probably would be subject to standards applicable to travel trailers (e.g., title and registration, among others).

b. Internally illuminated signs:

Excerpt from letter to the Planning Board from Janice Loz, Chair of ZBA.

The ZBA also recently had a question about the sign regulation ordinance. Specifically, Article XII.14.a. Prohibited Sign Types are signs which flash, have motion, are animated, create an illusion or

movement, or are internally illuminated, except for temporary sign with a permit from the Board of Selectmen.

Are LED lit numerals representing the value of fuel on a gas station sign defined in the above referenced ordinance?

Ben Inman noted that the sign is internally lit. The changing to LED numbers instead of internally lit numbers is still lit, but would it be changing the square area of the sign that is already internally lit? It is a light inside a colored bulb. There is a plastic lens that transmits light, and that means it is internally lit outward. That is how I was seeing it. But I was also seeing that the sign is internally lit, totally. The lit area of the sign would not change, and therefore would be grandfathered in. And LED is a light, it is lit up.

Are the LED's internally lit, and thus prohibited? The answer is, **yes**.

The Light is not part of the message.

We could talk about changing the ordinance, and say "no internally lit in the business district, but allow them in the Intervale." but that is a different discussion for future consideration as the planning board looks at zoning for the town.

ACTIONS: The planning board agrees with the zoning board that the Irving sign is internally lit, and thus prohibited.

• **COMMUNICATION AND MISCELLANEOUS**

The board agrees that it is good for the boards (ZBA and Planning) to talk to one another, and to discuss the zoning ordinance. Perhaps in early fall (September) there could be a joint meeting of the boards.

Are there other things that board members think should be done this year?

- Use Table is a priority
- Try to formulate some areas of difficulty.
- Letter from Eric Miller stated that the town is not welcome to businesses. Eric's letter was published in the newspaper and circulated on social media. There is a perception that the town is not friendly to businesses; what can/should we do to counteract that?
Given the controversy that has divided the town, over Dragonfly, it presents an opportunity to bring people together to talk. We need an unbiased facilitator – someone not from here – but we do not have a budget for that. Maybe set an agenda for it, then budget for it in 2019. That would lead to the development of a new master plan of 2020 or 2021, then a comprehensive re-write of the zoning ordinance, that would get the people's sentiment, but still attract businesses. If the group is self-selective, then that can be a problem, so we would need to find a way to include a cross-section of the community. If we show that we are paying attention, more people may get

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involved. There were many people who were in favor of the gun range who chose not to attend meetings or write letters. How can we get people to get involved? Showing the town that we are paying attention to things that are important to them may get people interested.

Registration for Planning and Zoning conference. April 28, 2018, 24th Spring Planning and Zoning Conference - Courtyard by Marriott - Grappone Conference Center, 70 Constitution Avenue, Concord, NH . April Please attend if you can. **Ben Frost** is a presenter.

Planning Board membership: **Ben Frost** will make a recommendation to the BOS to elevate **James Gaffney** to full member of the Planning Board.

Next month the board can re-elect **Ben Frost** to Chair of Planning Board.

Appointment to CNHRPC

DECISION: Motion by **Ben Inman** that he be the representative to the **CNHRPC**.
Second by **Peter Anderson**.
Unanimous approval.

Jim Bingham, Town Administrator, will be out April 10 through the end of the month. Kimberley Edelman will be more visible in the Town Hall.

Town Meeting – funding was approved for the new Fire Station.

Meeting Adjourned at 8:26pm.

PLANNING BOARD MEETINGS WILL END AT 10:00 P.M.

CASES REMAINING ON THE AGENDA WILL BE HEARD FIRST AT THE NEXT SCHEDULED MONTHLY MEETING