

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on January 17, 2017

minutes approved on 2/21/2017

The Litchfield Planning Board held a meeting in the Town Hall conference room 2 Liberty Way, Litchfield, NH 03052 on Tuesday, January 17, at 7:00 p.m.

MEMBERS PRESENT: Tom Young (Chairman), Russ Blanchette, Kimberly Queenan, Dave Samuel, Mike Croteau, Tyler Perrin (alternate), Joe Blanchette, (alternate)

MEMBERS ABSENT: Matt Shoemaker (Vice-Chairman) Steve Perry (Selectmen's Rep.),

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jen Czysz (Assistant Director NRPC)

CALL TO ORDER

Mr. Young called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance.

Tyler Perrin (alternate) is appointed as a voting member.

Roll call vote of members.

Public Input: No Public input on non-agenda items.

Master Plan Review (four chapters)

Executive Summary minor changes were made.

Chapter II Population and Housing

Table II-4 formatting will be corrected.

Population projections below table 11-22 paragraph added ...Over the next decade, the Town will need to monitor growth and development patterns.

There was a discussion on community design whether it should be a goal or chapter. A community design chapter of the master plan will be added in the future.

Chapter VIII Land Use

Table VIII-2 is correct

There are 855 vacant residential acres, that is unconstrained land. But this includes recently developed Page Rd. tract. Of the 855 acres there are 36 total parcels smaller than one acre. Jen will also add a column for parcel fragments (parcels less than one acre) to table VIII-2.

Conservation easements or purchase of development rights will be added as an option for agricultural preservation.

“Build-out” will be defined the first time it is used in a chapter.

Kimberly Q. brought up demolition of buildings.

Jen - there are demolition review ordinances, it doesn't stop the demolition, but puts a pause, gives the public time to input. Demolition options will be researched.

Review of conditions for Map 2 Lot 88-35 Page Rd.

Joan and Jen met with Jim Petropulos, Principal Engineer, from Hayner/Swanson, Inc. regarding the conditions of approval for the multi-family site plan off Page Rd.

All of the conditions have been met. Jim will submit plans for signature.

New Site Plan

Jen mentioned that the Board will have a commercial site plan coming in this spring.

Jen went over the items the Board would need to consider when reviewing a site plan.

Jen had submitted to the P.B. site plan review tips she suggested reviewing how they align with Litchfield regulations.

Approval January 3 Minutes

Dave S. made a MOTION to approve the January 3, 2017 minutes as amended, seconded by Mike C. The motion passes 5-0-1.

The next Planning Board meeting will be February 7, 2017

Russ B. made a MOTION to adjourn, seconded by Dave S. Motion passes 6-0-0.

Meeting adjourned at 8:30 p.m.

Minutes transcribed by

J. McKibben

