

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on MARCH 7, 2017

minutes approved on 3/21/2017

The Litchfield Planning Board held a meeting in the Town Hall conference room 2 Liberty Way, Litchfield, NH 03052 on Tuesday, March 7, 2017 at 7:00 p.m.

MEMBERS PRESENT: Tom Young (Chairman), Matt Shoemaker (Vice-Chairman) Russ Blanchette, Kimberly Queenan, Dave Samuel, Tyler Perrin (alternate)

MEMBERS ABSENT: Mike Croteau, Joe Blanchette, (alternate), 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 7:05 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 Update

There have been no changes since last meeting to the executive summary and chapters 1 & 2. The major changes are in Chapter 8 Land Use. The developable land area (DLA) in the residential zone has been corrected to take out the lots approved and not built yet. Jen has developed four scenarios for DLA. All scenarios of potential residential development and projected population are estimates based upon current land development parameters. (see attached)

There was a discussion on tax base for the town vs. stressing Litchfield as an agricultural town. It was unknown if an agricultural tax base can support a population in 2040.

Russ B. commented we are already in a tough place, the tax base isn't sufficient to

keep up with what everyone wants.

Matt S. questioned how do we maximize the tax base but keep the character of the town? We need understanding within the community you can achieve goals and preserve character.

Dave questioned do we need to revisit the executive summary based on the conversation we are having now?

Jen thought the big picture in the summary is enough to grant latitude. The Board doesn't feel they need to revisit any previous chapters.

Matt S. keeps stressing the community design aspect of the master plan as a new chapter.

There was also a discussion about the capital improvements program that will be forthcoming.

Since the changes to chapter 8 are minimal the board felt they did not need to see the draft again and are ready to go to public hearing.

Russ Blanchette makes a MOTION to bring the Executive Summary, chapter I Vision, Goals and Implementation, chapter II population and housing, and chapter VIII Land Use to Public Hearing on **April 18, 2017**. Matt S. seconds the motion. The motion carries 6-0-0.

There was discussion on trying to find examples anywhere in the U.S. that have grown but have kept the agricultural character.

For homework each person on the board should try and find a case study or example that would be worth looking at from towns or counties in the U.S. that have agritourism or commercial but kept their agricultural character.

Tom Y. questioned Jen whether the economic development director from Rochester, NH would be available to come to a board meeting. Jen commented although over time work was done in Rochester it was directed at ag. preservation. Jen will send the link to that presentation.

Committee Reports

Tom Y. will attend the TTAC meeting at Nashua Regional Planning Commission (NRPC) on 3/9 for transportation planning.

The quarterly meeting for NRPC Commissioners is 3/15 at NRPC..

Dave S. suggests a plan to engage the public at the 4/18 hearing regarding the community design section. A discussion continued on involving the public and at what point.

Jen suggested a tool to engage the public with a visual structure survey something to the point, but with options, in picture form.

Approval of Minutes

Matt S. makes a MOTION to approve the 2/21/2017 minutes as amended. Russ B. seconds the motion. The motion carries 5-0-1.

Other Business

This is Russ Blanchettes last meeting, the Board thanked him for his service.

The next meeting is Tuesday, March 21, 2017, there will not be a board meeting on April 4, 2017 due to the NH special election on that date..

Matt S. makes a MOTION to adjourn, Russ B. seconds the motion. All in favor.
The meeting adjourns at 7:55 p.m.