

**PLANNING BOARD PUBLIC MEETING  
TOWN OF LITCHFIELD**

**Held on September 19, 2017**

minutes approved on 10/3/2017

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, September 19, 2017 at 7:00 p.m.

**MEMBERS PRESENT:** Tom Young (Chairman), Matt Shoemaker (Vice-Chairman via phone), Kimberly Queenan, Dave Samuel, Mike Croteau

**MEMBERS ABSENT:** Joe Blanchette (alternate), Tyler Perrin (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 7:00 p.m. and led the Board in the Pledge of Allegiance.

Roll call of members.

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

**Community Design Sub-Committee**

Jen Czysz introduces herself and goes over the format of the meeting:

Introductions

- Project Goals - Board and Committee Members
- The Master Plan
- Meeting Conduct
- Committee Member Roles
- What's your vision for Litchfield?
- Q and A
- Next steps

Volunteers present:

Kate Stevens, resident, manuf. Engineer, 2 young children, plans to stay in Litchfield.

Ellen Boucher, business owner of VAB Properties and DLB Paving

Richard Riley, ZBA Chairman, resident since 70's

Larry Quigley, 30 year resident, business owner

John Bryant, Recreation Comm. Chairman

Gail Barringer, 77 year resident, Litchfield Comm. Church, Historic Society  
Heidi Miller, Lifelong resident, art teacher, and Historic Society  
Kevin Lynch, town building official, lifelong resident  
Nick Boucher, 17 years, deep roots in Litchfield  
Lisa Madden, clinical social worker  
Marion Colby, long-time resident, Historic Society  
Steven Calawa, long- time resident, Historic Society  
Joan McKibben, long-time resident, Conservation Commission

The end goal of the sub-committee is to have a community development chapter for the master plan.

Discussion continued on what you value in Litchfield and what you would like to see in the future

The following items were brought up by the volunteers:

- Agriculture, serenity and good neighbors
- There's a lot of history here
- Keeping the town looking pristine
- Comradery
- We've seen a lot of growth and housing development but we still have the rural serenity
- Litchfield is a different town than all the other towns
- Agriculture!
- No box stores
- Business in north and south
- Expand industrial park that doesn't exist in the south end of town
- Provide rec programs for youth and adults
- River access
- Hide in the woods feel to town while surrounded by some of the state's most urban communities
- Keep the center of town agricultural
- Affordability of the town is a downside – taxes are prohibitive
- How do we keep the farm land without restricting the farmers ability to sell their land
- Balance is key
- Change is inevitable, need to prepare for that change and how we want to see the community in the future
- From business owners perspective, residents fear when land is acquired, question what the developer might do with that land
- We can change, we can develop, but we can do it nicely, we can do it without inciting panic
- Need to be careful to preserve our historic resources while change still happens
- Town has a very old history
- Develop slowly, have small business that looks like it belongs here and fits in with the surroundings, minimize view of parking lots
- We are a unique community with an abundance of natural resources that other nearby communities don't have

- Understand who we are today and who we want to be in the future and form a picture of that community
- The things that make us and bond us today, some of the problems that we may be facing in the future
- Growth is inevitable, but we can shape how it occurs
- We need to be prepared, growth doesn't need to be scary, some things just aren't realistic and will never happen here
- River is great, gorgeous, but it's difficult to access unless you have access to private land on the river
- Public park on the river down by the library and historical society, a place where people can go and enjoy the river – some of the land in that area is owned by both the state and the town
- Recreation for youth and adults
- It'd be nice to get a cup of coffee in town
- Protect historical resources
- Albuquerque and Page – need to finish the road, need to engage the state/DOT
- Don't need a new bridge at South end of town
- Feel traffic growth at north end of town with the Airport Access Road
- CBH as a designated historical road as part of the old Litchfield – it's the town's who's who, history of the town
- 3A is part of why everyone wants to come here
- Affordable housing, there is nothing now to offset taxes

The Town has an existing master plan but was last updated in 2002.

The Board has been working on updating chapters, they are available on the town web site.

The master plan is advisory but should be the foundation for regulations. The master plan is the responsibility of the planning board.

Meeting conduct was discussed and RSA 91-A the right to know law. The sub-committee will meet the third Tuesday of the month as part of the planning board meeting.

Matt S.: I was the one that thought this chapter was important. Change is inevitable, if you don't plan you don't get what you want. I feel it is one of the most important chapters because of the 2012 survey that states what people value.

Next steps for the sub-committee

Read the master plan (on-line chapters), generate questions

Photo exercise of what value looks like now, send photos to Jen.

Gail Barringer mentions the Danforth property on south Rte. 3A that unfortunately has had copper piping stolen. If someone had the opportunity they could fix it up for possibly a general

store. Jen will get the address and get some answers from NHDOT because they own the property.

October 17 is the next sub-committee meeting.

### **Bond Release Fallon Estates**

Ellen Boucher from DLB Paving/VAB Properties is present.

The as-builts and deeds have been received for Fallon Dr., Hemlock and Evergreen Drives.

The final paving was done in 2014.

Matt S. makes a MOTION to recommend to the Selectmen to release the road bonds for the roads in Fallon Estates. Mike C. seconds the motion. Motion passes 5-0-0

### **September 5 Minutes**

Dave S. makes a MOTION to accept the 9/5/17 minutes as printed. Kim Q. seconds the motion.

Motion passes 4-0-1.

### **Other Business**

Tom mentions the upcoming law lecture series that will take place on Saturday, Oct . 14, 9-4:30 in Concord.

The Selectmen forwarded Raymond's groundwater protection for the board to take a look at.

Dave S. makes a MOTION to adjourn Mike C. seconds the motion. All in favor 5-0-0.

Next meeting is Oct. 3. Meeting adjourned at 8:45 p.m.

Minutes transcribed by

J. McKibben