

**PLANNING BOARD PUBLIC MEETING  
TOWN OF LITCHFIELD**

**Held on October 17, 2017**

minutes approved on 11/7/2017

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, October 17, 2017 at 7:00 p.m.

**MEMBERS PRESENT:** Tom Young (Chairman), Kimberly Queenan, Dave Samuel, Tyler Perrin, Mike Croteau, 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 7:10 p.m. and led the Board in the Pledge of Allegiance.

Roll call of members.

Joe Blanchette is appointed as a voting member.

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

**Sub-Committee Members Present:** Gail Barringer, Heidi Hale Miller, Richard Riley, Kate Stevens, Luanna Vollmer

**Visualizing Community Design**

Jen begins the slide presentation of images taken by members by defining community design. The community design chapter is an optional chapter of the master plan.

The purpose is to identify positive physical attributes (physical elements of overall design/layout) to guide private and public development.

Jen then went through some of the residential images that committee members have sent it. The members discussed the positive and negative of each picture.

The discussion continued with Richard Riley questioning multi-family housing.

Jen stated state law says you must allow a reasonable allowance for multi-family housing. Multi-family and workforce housing are two separate items. Litchfield has no workforce or affordable housing. Litchfield does allow multi-family housing in certain areas in the north and south of the town. Litchfield has site plan regulations that regulate the design of multi-family housing.

Commercial Images were discussed

A coffee shop or general store idea was discussed. Gail B. thought that perhaps in the future a builder would buy one of the older homes on 3A and turn it into a coffee shop or general store.

Richard Riley spoke about the former survey that the planning bd. collected (four years ago) He felt this committee should be relying more on that survey. He said in that survey the townspeople said what they wanted and didn't want.

Jen thought that survey was a starting point. We need to define more than use and scale, the older survey was at a large scale. It maybe necessary to do another survey.

Mike C. added the past survey was to help define the zoning districts.

Dave S. thought agri-tourism should be developed.

Jen: A majority of the slides (taken by committee members) focused on natural resources and agriculture.

Kim had inserted some images of businesses that she thought might be in Litchfield in 20 - 30 years off Rt. 102.

Kim stated we need to balance our growth with our heritage.

### **Erickson Construction Escrow Account Release**

Dave S. made a MOTION to return the unused escrow funds to Erickson Construction.

Mike C. seconds the motion. Motion passes 6-0-0.

### **October 3, 2017 approval minutes**

Kim Q makes a MOTION to approve the October 3 minutes as written.

Joe B. seconds the motion. Motion passes 3-0-3.

### **Other Business**

Chairman Young announced that Vice-Chair Matt Shoemaker is resigning effective 10/16/17.

Dave S. makes a MOTION to recommend to the Selectmen that Joe B. becomes a full member. Kim Q. seconds the motion. Motion passes 6-0-0.

Joe B. makes a MOTION to appoint Mike Croteau as vice-chair. Dave S. seconds the motion. The motion passes 5-0-1.

Dave S. makes a MOTION to appoint Kim Q. as clerk. Joe B. seconds the motion. Motion passes 5-0-1.

The demolition process was brought to the Selectmen by Selectman Steve Perry. The Selectmen decided to put two warrant articles on the ballot in March one for Heritage Comm. and one for Demolition article.

Nov. 7 is the next meeting.

A MOTION to adjourn was made by Joe B. seconded by Dave S. Motion approved 6-0-0 adjourned at 9:07 p.m.

Minutes submitted by  
J. McKibben