

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on September 21, 2021

minutes approved on 10/5/2021

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, September 21, 2021 at 7:00 p.m.

MEMBERS PRESENT: Michael Croteau - Chairman, Kate Stevens - Vice Chairman, James Boffetti, Ronn Stephens, Curtis Sampson, Kimberly Queenan - Selectmen's Rep.

MEMBERS ABSENT:

ALSO PRESENT: Jay Minkarah (Executive Director Nashua Regional Planning Commission - NRPC)

CALL TO ORDER

Mr. Croteau 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.

AGENDA ITEMS:

Work Session for Proposed Zoning Changes

Present are Rick Charbonneau, land owner and Jim Petropulos, P.E. from Hayner/Swanson, Inc. to discuss different development scenarios and permitted uses in the northern commercial zone.

Jay M. We have had several work sessions to talk about warehousing and uses in the northern commercial zone. And to look at a master plan concept for the area.

Jim P. In review it became clear the zone could use some updating from the uses put in place in 1989. We would like to review the red line changes, a master plan of ideas for properties that Rick controls and what the area could accommodate. There are a couple of large parcels that Rick does not control; we did not address those. Third point where do we go from here?

We looked at section 800 of the zoning to strengthen the uses for services that the townspeople might use without going out of town.

Some wording was added to strengthen the uses that currently exist.

The following ideas were proposed to be added to section 800:

Car wash, Warehouse distribution centers less than 100,000 square feet in building area, landscaping or nursery sales, breweries, distilleries or wine making facilities, professional licensed services (plumbing, heating, electrical, etc.).

Rick C.: This just shows what we could do, a long term plan to get us pointed in the right direction.

Comments provided by Attorney Hollis section 803.00 Add the following new criteria for uses permitted by Conditional Use Permit (CUP).

These were to give the Planning Board more evaluation of the application:

The Planning Board shall have the authority to modify the dimensional, density and other regulations of the district under the following guidelines which are intended to provide the Planning Board with the criteria to evaluate the site plans and site plan suitability reports required hereunder. Site plans must be submitted to the Planning Board for all conditional uses and such plans must be accompanied by a site plan suitability report including appropriate subsidies, drawing, plans and illustrations which shall address the following relevant factors:

1. Analysis of the ability of the proposed use and any existing uses on the property or immediately adjacent to the property to coexist and the potential impacts that the proposed and existing immediately adjoining uses and buildings may have upon one another. (the burden is on the applicant)
2. Analysis of any impacts on significant natural, architectural, visual or aesthetic qualities of the surrounding environment. (to give the Planning Bd. more review)
3. Analysis of the health and safety impacts on customers, residents, employees and the other neighboring properties within the district.
4. Analysis of economic or property values impacted.
5. Consistency with the Master Plan.

Proposed adding the following expanded uses permitted by CUP:

Multi-Family Housing (including elderly housing)

Mixed Uses: Any of the permitted principal and accessory uses or permitted conditional uses are permitted on the same lot as mixed uses.

Gas stations with associated convenience stores

Event facilities.

Jim P. went over a map with the Board of the northern commercial zone and the properties that Rich C. owns, 11 properties encompassing 50 acres.

This Master Plan idea could be 10-15 years in the future.

The third point is the process. We would like the Board to initiate the process for change.

Rick C. really wants to hear what the Board wants for ideas. He doesn't think business should have a big impact on their neighbors.

Mike C. Rich and Jim are offering suggestions, we could certainly work off of that. It is up to the Board. It was a nice overview.

Jay M. Some of the changes are certainly doable.

Continued discussion on northern commercial area in the long term residential vs. possible commercial.

Jim P. stated some figures from the last meeting for the northern commercial area. There are 311 acres, a total of 59 properties, 28 existing residential homes, 12 commercial lots, 2 industrial lots, 2 churches, 2 conservation properties and 13 undeveloped lots.

Kim did a table of existing uses. Jim Petropulos to appear at the next work shop.

Warehouse uses were discussed. Right now warehouses are a permitted use and there are no size limits. The Board is discussing putting size limits on warehouses.

There will be two to three more workshops on zoning issues before public hearings are scheduled.

Committee Reports

9/22 NRPC Commissioners 7 pm Nashua City Hall 3rd floor, masks required

9/27 Board of Selectmen 6:30 pm Town Hall (starting budget review)

10/4 Capital Improvements Committee

10/5 Planning Board 7 pm Town Hall

10/7 Conservation Commission 6:30 pm Litchfield Fire Station

Lower Merrimack River Advisory Comm. no meeting date set

Approval of September 7 Minutes

James B. made a MOTION to approve the 9/7 minutes as written.

Seconded by Ronn S. Motion passes 6-0-0

Having no other business Kate S. made a MOTION to adjourn the meeting.

Seconded by Kim Q. All in favor.

Meeting adjourned at 8:21 pm
Meeting transcribed from video by
J. McKibben