

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on January 12, 2022

minutes approved on February 1, 2022

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, January 12, 2022 at 7:00 p.m.

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

MEMBERS ABSENT: Curtis Sampson

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jay Minkarah (Executive Director Nashua Regional Planning Commission - NRPC)
Three members of the public.

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:

Public Hearing for proposed Zoning Changes, Site Plan amendments and Appendix I

PUBLIC HEARING

Wednesday, January 12, 2022

PLEASE TAKE NOTICE that in accordance with NH RSA 675:7, the Litchfield Planning Board will hold a Public Hearing on Wednesday, January 12, 2022 at 7:00 p.m. in the Town Hall Meeting Room, 2 Liberty Way to consider the following changes to the Litchfield Zoning Regulations and Site Plan Regulations:

Zoning Sections:

Item 1 Northern Commercial District Amend Section 800.00 NORTHERN COMMERCIAL DISTRICT to allow additional business uses and to require sidewalks in certain locations to foster development of a walkable New England Village environment.

Item 2 Southwestern Commercial District Amend Section 700.00 SOUTHWESTERN COMMERCIAL DISTRICT to allow certain additional business uses but to prohibit Warehousing and Distribution facilities except as an accessory use.

Item 3 Northern and Southern Commercial/Industrial Service Districts Amend Section 950, NORTHERN COMMERCIAL/INDUSTRIAL SERVICE DISTRICT and Section 1000, SOUTHERN COMMERCIAL/INDUSTRIAL SERVICE DISTRICT, to limit the development of warehousing & distribution facilities

Item 4 Floodplain Conservation District Amend Section 1100.00, FLOODPLAIN CONSERVATION DISTRICT, to clarify that residential uses are permitted by Special Exception.

Site Plan Regulations:

Amend Appendix I Conditional Use Permit to add all the conditional use permit categories.

Amend section 180 Submission Requirements for the Expedited Review of Farm Building and Minor Site Plans

Full copies of the proposed amendments are available for public inspection at the Selectmen's viewing room in Town Hall, 2 Liberty Way during normal business hours or the Town Website.

Jay M. highlights the changes that have been made since the last hearing.

Northern Commercial District 800.00

The table of permitted uses is updated and expanded; permitted uses had not been updated since the 1980's.

Sidewalks, on new development, were added to create a more walkable environment.

Drug stores and pharmacies not to exceed 10,000 sq. ft.

Warehouse, fulfillment or distribution facilities not to exceed 150,000 square feet were moved as allowable with a Conditional Use Permit.

Section 801.00 g. I. Health care facilities including urgent care facilities and drug stores and pharmacies not to exceed 10,000 square feet.

There was extensive discussion on square footage of buildings.

Southwestern Commercial District 700.00 Similar changes to above for health care and drug stores.

Northern Commercial/Industrial Service District 950.

Warehouses and distribution facilities by Conditional Use Permit not to exceed 150,000 square feet.

Southern Commercial/Industrial Service District 1001.00

Warehousing of goods only as an accessory use to permitted uses listed.

Public Comment:

Matt Lepore, 17 Greenwich Rd., Conservation Commission

Northern Commercial District sentence has been added “The Planning Board shall determine whether building design is compatible with mixed commercial/residential and historic character of the area.” Matt requests adding “the Planning Board may consult with the Conservation Commission and Heritage Commission to assist in its determinations.”

Jayson Brennen 23 Aldrich St.

Likes that the permitted uses were updated.

Good that the sidewalk on 3A will be voted as a separate warrant article.

He is in favor of mixed use. He is in favor of not constraining the permitted uses so far down to not be useful.

Laura Gandia, 3 Chamberlin Dr., had comments via email.

Questions whether we should “beef up” performance standards for warehouses and commercial structures. Do we want drive-thru restaurants?

Do we have regulations for warehouses less than 75,000 SF?

She is also concerned about the effect of warehouses on the river - the scenic value will be lost. Possible to have a riverfront district with certain permitted uses and performance standards?

Floodplain Conservation District Section 1100.00

Amend 1103.00 Special Exceptions to add “residential” unintentionally left off on a previous update.

Appendix I Conditional Use Permit (CUP) add all uses that need a CUP to the form.

Site Plan section 180 Expedited Review clarify items that are not needed for expedited review of farm building and minor site plans.

Chairman Croteau appointed Sam Terrill as a voting member for the remainder of the meeting.

A motion was made by Kate S. seconded by James B. to move section 800. b and conservation and heritage reviews & d. Sidewalks to a second hearing. Motion carried 6-0-0.

A motion by Kate S. seconded by James B. to move Northern Commercial District g. &

i. Not more than 10,000 SF remove w. and change to CUP for warehouses not greater than 150,000 to a second hearing. Motion carried 6-0-0.

A motion by Kate S. seconded by James B. to move Southwestern Commercial District to limit health care facilities and drug stores to 10,000 SF to a second hearing. Motion carried 6-0-0.

A motion by Kate S. seconded by Ronn S. to move the northern and southern commercial/industrial service districts changing warehouses to a conditional use permit not to exceed 150,000 SF. Motion carried 6-0-0.

A motion by Kate S. seconded by James B. to move the Southern Commercial/Industrial Service District section 1001.00 b. to the second hearing creating warehouse and distribution facilities only as an accessory use to a listed permitted use. Motion carried 6-0-0.

A motion by Kate S. seconded by James B. to move the Floodplain Ordinance section 1100.00 to correct adding "residential" to the second hearing. Motion carried 6-0-0.

A motion by Kate S. seconded by Kim Q. to adopt the changes to Appendix I Conditional Use Permit. The motion carried 6-0-0.

A motion by Kate S. seconded by Kim Q. to adopt the changes to the Expedited Review of Farm Buildings and Minor Site Plans. The motion carried 6-0-0.

A motion to hold the second zoning hearing on January 26, 2022 was made by Kate S. seconded by James B. Motion carried 6-0-0.

A motion to adjourn was made by James B. seconded by Ronn S. All in favor. Meeting adjourned at 8:50 pm

Meeting transcribed by
J. McKibben

