

Planning Board Annual Report 2014

In 2014, the Planning Board again received a considerably lower number of applications in comparison to 2012 and 2013. The Board reviewed and approved three lot merger applications and two Scenic Road Tree Trimming requests, granted final approval of a Site Plan Review application for Trees for Charity in addition to granting a conditional approval for an excavation operation. The Board granted final approval of a two-lot subdivision and a condominium conversion and granted conditional approval to three additional subdivision applications.

Per RSA 674:1 and 674:2 the Planning Board is obligated to develop and update the Town's Master Plan and per RSA 674:3 the Master Plan is recommended to be revised every five to ten years. A comprehensive Master Plan was produced in 2006 and the Board has requested support from Lakes Region Planning Commission to assist in the Town's Master Plan update for completion and adoption in 2016. The Board also received a cost estimate for services to assist with the update; funding request to be placed on the 2015 Town Warrant.

The Board held a public hearing on the following proposed changes to the Zoning Ordinance for the 2015 Town Warrant;

Amend Section 4.1.1 as follows:

4.1.1 No Building or Structure shall be erected, enlarged **beyond the original footprint or overhang** or moved nor shall any use be authorized or extended nor shall any existing Lot be changed as to size except in accordance with the Table of Dimensional Requirements, Section 3 4.

Amend Section 14.2.30 as follows:

14.2.30 "Violation" means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required ~~under Article 4.10.5, Article 4.10.8(2)(b), or Article 4.10.7(3)(4) of this ordinance~~ is presumed to be in violation until such time as that documentation is provided.

Both Chris Sawyer and John Cameron were reappointed to the Board for an additional three year term.

Finally, the Board continued its work on previously approved and conditionally approved projects to monitor their progress and insure timely compliance.

Respectfully Submitted,
Chris Sawyer, Chair
Jack Parsons, Vice-Chair
John Cameron
John Lapolla
Tony Triolo
Fenton Varney
Matt Young