

TOWN OF SUTTON

Pillsbury Memorial Hall

93 Main Street

Sutton Mills, NH 03221

PLANNING BOARD MEETING

Approved Minutes for Wednesday July 9, 2024, at 7:00 p.m.

**CALL TO ORDER:** Jason Teaster called the meeting to order at 7:01pm. He noted there was a quorum and took the roll.

**ROLL:** Jason Teaster (Chair), Glenn Pogust, Christine Fletcher, David Hill, David Burnham

ABSENT: Peter Blakeman (alternate), Chuck Bolduc, Roger Wells, Kristin Angeli (alternate)

**ALSO PRESENT:** Pierre Bedard, Matt Taylor, Lynette Legra (Orr & Reno, P.A.), Stacey Herlitz, Tim Wakeman

**PUBLIC HEARINGS:**

**1. Case PB 2024-02 – Lake Sunapee Country Club, Site Plan Review and approval for LSCC Maintenance Facility, relocation of a driveway and expanded parking area.**

David Burnham, Planning Board member, recused himself from the hearing. This is a continuation from the June 2024 meeting. Pierre Bedard was there to represent LSCC. Peter Stanley said there had been a question at the previous meeting about the drainage calculations and whether the drainage features were sufficient for the area. A site visit was held the day after the last Planning Board meeting, and the participants came to the conclusion that it was an extremely stable site and all drainage went from a swale into a heavily vegetated area that showed no signs of flooding or any other issues. The new arrangement will pick up the back half of the existing building’s runoff. Those at the site visit were Roger Wells, Peter Stanley, Pierre Bedard, and the property owner. David Hill said he also went to the site on his own and agreed with what Peter had described.

Pierre presented the drainage calculations and found that the features they planned to add (including a stone lined ditch, voids, a dry well, and stone around that dry well) would handle over 10,000 gallons of runoff, which is more than the gallons they were trying to mitigate (just over 9,000 gallons). They will also plant native trees in the previous driveway area with a consistent depth of those occurring on both sides of the road. They would also extend the stone wall. This area will still serve as a golf cart path.

**It was moved by Glenn Pogust and seconded by David Hill to approve the site plan as presented that evening which explains the drainage calculations and plans. The motion was approved unanimously.**

David Burnham joined the Board to hear the next case.

**2. Case PB 2024-04 – Request by Melissa Moore and Janet Kosloff, 127 Blaisdell Road, lot line adjustment effecting Map/Lot 02-611-206 and 02-626-224**

Peter said Lynette Legra from Orr and Reno was there to represent both parties. Although only one of the lots is now non-conforming, this lot line adjustment will mean that both lots will be non-conforming for frontage, and will still have dimensional issues. As a result, zoning variances were needed and they have now been granted by the Zoning Board to allow this requested adjustment. Lynette showed the plan on the projector. She explained that an existing driveway is being conveyed from one property to the other. The current driveway between the two properties goes very close to a home and garage. The property owners are all in agreement that the solution they have come up with is the best for all. She noted that the Zoning Board had approved the variances needed for this lot line adjustment.

**It was moved by Glenn Pogust and seconded by David Hill to approve the lot line adjustment for Melissa Moore and Janet Kosloff, with the condition that the monuments be set and appear on the mylar presented for signature by the Planning Board.**

**The motion was approved unanimously.**

**ADMINISTRATIVE:**

**1. Minutes of June 11, 2024**

**It was moved by Glenn Pogust and seconded by Christine Fletcher to approve the minutes of June 11, 2024 as circulated. The motion was approved unanimously.**

**2. Matt Taylor– Central NH Regional Planning Commission**

Matt explained that June 2026 was the new deadline for completing the work contemplated by the grant, so they will now be able to go through two more cycles of Town Meetings. He wondered what the Town would like help with for community outreach. Jason noted that they had a recent meeting with the community to get input on what their vision of “rural” was.

Glenn said several people said they would like to see people of more modest means being able to afford to live in the town. He repeated the thought expressed at the last Planning Board meeting that State Representative Tom Schamberg and other leaders who are involved with housing commissions and boards could come discuss the real issues with housing. Perhaps this would be helpful for the citizens to understand what changes might need to be made to accommodate those who would like to live here.

Jason thought having examples of how other towns have met these issues would be helpful. Matt understood and said he did have a good example from another town (Canterbury) that could correlate with the Town of Sutton.

David thought the terminology used is important and referenced workforce housing, low-income housing, section 8 housing, and affordable housing. Matt agreed that this is an important thing to do. Glenn said the master plan only talks about workforce housing and senior housing. They need to be very clear about what they are looking to do. Matt said that people are usually very concerned with what their ideas will look like within their town.

Jason said they are trying to let the community know that the Board shares their concerns and are trying their best to propose approaches that will help resolve some of these housing issues while keeping their town rural. Glenn said they need to be articulate about why they need to make changes in the Zoning Ordinance to keep what they have right now.

Matt said that scheduling engagement events is helpful to connect with citizens. Boscawen did this and it can be more welcoming than inviting people into a formal hearing/meeting. Piggy-backing onto another event happening in town (old home day for example) is an option.

There was discussion with Matt about other towns and how perceptive they may/may not have been with zoning changes and dealing with growth. Glenn said many people complain about the manner in which some growth has already happened in town, but what has been done is all allowable per the zoning regulations; changes have to made to prevent these things from happening because they are permitted under Ordinance(Kearsarge Mountain Road’s strip development with cookie cutter homes). After the Peacock Hill development took advantage of the Cluster Ordinance in effect at the time of that application, the Planning Board drafted and the Town approved a revised Ordinance to address the problems that became apparent with the prior version.

Matt noted that Sutton is not alone when it comes to the citizens having problems understanding and accepting the proposed plans for development within the town. People want the development to fit. There are also differing views about the school system; some want the schools to be part of the villages, some would prefer if the schools went away because they feel that more students equate to higher taxes. Glenn said that they have to be more effective at being able to work with the citizens so that the proposed plans are articulated accurately and the actual intent is understood, having conversations with them, and working together.

Peter said the potential zoning changes he has assembled for review would provide another opportunity for the citizens to get involved and come together to provide feedback. Jason agreed and said he thought it would be a good time to figure out unintended consequences that may come up.

Matt said different uses of things like farmhouses and barns need to be allowed, as the original intended uses of those buildings don’t exist anymore. Unfortunately, multi-family housing is frowned upon by many citizens. He said it has to do with the way it is presented to the citizens. Christine said she has seen a beautiful multi-family dwelling made from a very large farmhouse. It fit the space and was made to keep its original features. She thought on a case by case basis, something like this could be allowed in the Town. Glenn said you can’t get a variance to add housing to a property because the necessary hardship cannot be financial. A table of special exceptions can be defined to allow these kinds of things.

Peter said using a conditional use permit process reviewed by the Planning Board was the best method to give the Town more control over what is allowed as opposed to permitting an applicant to meet only the five criteria that must be met for a special exception by the ZBA.

Peter thought the Town needs to win back some of the confidence lost by the townspeople over the last year and do pieces of things, little by little. Glenn said they need to be better about explaining that nothing they will do will disturb or destroy their wetlands and steep slopes.

David asked about incentives for developers from other towns that would match what they are trying to do in Sutton. Matt said the conditional use permit is an example of one incentive. Glenn suggested being able to add 10% growth in their cluster development if “x” number of residential units are considered “workforce housing” is an incentive that could be attractive to developers. He said there could be a similar incentive for building senior housing.

Matt said that this would be his last meeting as he is moving to Arizona and Mike Tardiff will be present in future meetings.

**NEW BUSINESS:**

**Future Meetings**

Christine liked the idea of having some informational meetings with housing leaders/experts and maybe some editorializing of how Sutton could be effected in the future. Then, have another meeting to discuss housing within the town. Getting some examples (photos) of other towns’ successful development might be helpful. Peter said it is important to give pictures of development that can’t be seen from the road because it is screened and hidden from sight.

Jason said he would work with Peter to get some of these experts from NH Housing to come to a future meeting. Christine thought perhaps they should plan now for a September meeting.

The next meetings will be August 27th and September 24th (speakers), October 8th will be a listening session.

**Potential Zoning Changes for Town Meeting**

1. Remove the 750sf minimum from the Accessory Dwelling Units definitions per RSA 674:72, VII.

* Peter said once you go to a detached, the ADU can be up to 40% of the primary structure. Attached ADUs can be any size. This change would comply with state law, which says the size can’t be limited to 750 sq’.

1. Amend Article X, D, 1, and Table D.1 to eliminate conflicts.
2. Amend Article X, G, 1 to strike “and not part of the Wetlands Areas”
3. Potential for limited commercial in residential zone as well as rural agricultural.

* Jason thought they should define the table of uses and talk about limited commercial throughout the whole town. Glenn said they should eliminate uses that they don’t want anywhere in the town that are now permitted by special exception.

1. Revise definition of Structure.

* This needs to be more specific and a lot of things need to be exempted. Peter said he has a draft from New London that he has re-written to exempt a lot of things that need to be captured.

1. Discuss whether Storage Containers should be regulated similarly to Temporary Storage Trailers and Travel Trailers, and if so prepare necessary language and definitions.

* Peter opined that these are becoming more and more popular and are the antithesis of “rural” character. He has not written anything yet but has gathered a lot of material. Container structures can form the basis of affordable housing units. They don’t want to exclude this use, but only when they are being used for storage. He would define tractor trailer boxes as temporary storage as well.

With no other business, Chair Teaster adjourned the meeting.

**The meeting adjourned at 8:36pm.**

Respectfully submitted,

Kristy Heath, Recording Secretary

Town of Sutton