



OLD VALUES - NEW HORIZONS
COMMUNITY DEVELOPMENT

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Planning Board Minutes

January 26, 2022

7:00 pm at Community Development Meeting Room
3 North Lowell Road

Attendance:

- Chair, Derek Monson, Excused
- Vice Chair Joe Bradley, Present
- Jennean Mason, Present
- Jacob Cross, Present
- Matt Rounds, Excused
- Alan Carpenter, Present
- Tom Earley (alternate), Present, seated for Chair Monson
- Dave Curto, (alternate), Present, seated for Mr. Rounds
- Heath Partington, Board of Selectmen ex officio, Present, seated at 7:02
- Alexander Mello- Planner, Director, Community Development
- Renee Mallett- Minute Taker

The meeting opened at 7:00pm with the pledge of allegiance and the introduction of members.

Mr. Partington was seated at 7:02.

Ms. Mason made a motion to approve the minutes of 11-17-21. Mr. Cross seconded the motion. Ms. Mason amended her motion to include an edit to the reason for Mr. Carpenter’s opposing vote around line 168. Mr. Cross said his second still stood. The motion passed, 6-0-1, with Mr. Curto abstaining as he was not present for the meeting.

Ms. Mason made a motion to approve the minutes of 12-15-21 as presented. Mr. Cross seconded the motion. 6-0-1, the motion passed with Mr. Curto abstaining as he was not present for the meeting.

Mr. Carpenter motioned to approve the minutes of 1-5-22 with edits to Line 595 to specify that Vice Chair Bradley had stated that the matter of rezoning had no one speak in favor of the petition and that the petitioner made no presentation. Mr. Cross seconded the motion. 6-0-1, the motion passed with Ms. Mason abstaining as she was not present for the meeting.

Mr. Cross motioned to approve the minutes of 1-12-22 with edits to Line 163 to specify that his comment was about the speakers at the House Judiciary meeting. Ms. Mason seconded the motion. 7-0, the motion passed.

44 Mr. Mello reviewed the changes to the two amendments which were returning to public hearing
45 this evening at the advice of Attorney Campbell.

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47 **Planning Board Amendment #4**

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49 Mr. Carpenter made a motion to move Planning Board Amendment #4 to warrant as amended at
50 the last meeting and as presented this evening. Mr. Cross seconded the motion. 7-0, the motion passed.

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52 Mr. Carpenter made a motion to recommend Planning Board Amendment #4. Mr. Cross
53 seconded the motion. 7-0, the motion passed.

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55 **Planning Board Amendment #6**

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57 Mr. Carpenter made a motion to move Planning Board Amendment #6 to warrant as amended at
58 the last meeting. Mr. Cross seconded the motion. 7-0, the motion passed.

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60 Mr. Carpenter made a motion to recommend Planning Board Amendment #6. Mr. Cross
61 seconded the motion. 7-0, the motion passed.

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63 **New/Old Business**

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65 Mr. Carpenter attended a webinar from the NH Housing Finance Authority about the scarcity of
66 middle income housing. Mr. Carpenter said the presentation touched on different tactics other states have
67 done to address the issue. He said scattering duplexes and tri-plexes throughout the community could have
68 a more neutral impact on traffic and density than in creating massive apartment complexes in one area. He
69 thought the information would be of interest to the board and said he would try to get a copy of the
70 information for them to review. Mr. Carpenter said the most successful workforce housing developments in
71 New Hampshire were those that has municipal water and sewer, which made the financial aspect more
72 attractive to developers.

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74 Vice Chair Bradley congratulated Mr. Earley on signing up to run for an elected seat on the board.
75 Mr. Carpenter has also signed up to run. Mr. Partington is running for another term on the Board of
76 Selectmen.

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78 Mr. Carpenter made a motion to adjourn the meeting 7:24pm. Ms. Mason seconded the motion.
79 The motion passed, 7-0.

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