

Town of Croydon

PLANNING BOARD PUBLIC HEARING

Wednesday, November 01, 2023, 7:00 pm

Town Hall, Croydon NH

1. Call the Public Hearing to order 7:00 pm.
2. Roll call of the Planning Board members and invited guests.
 - a. Larry Rawls – Chairman
 - b. Chris Prost – Member
 - c. James Morgan – Vice Chair
 - d. Kimberlee Burkhamer ex-officio
 - e. Bruce Jasper – Zoning Board member
3. The purpose of tonight’s meeting.
4. Larry made motion to open public comment; Jim 2nd; voted unanimously to open public comment at 7:01 pm
5. Authorization for this meeting pursuant to RSA 91A, Section 2.
6. Discussion of the 4 warrant items
 - a. Revisions of Article IX of the Zoning Ordinance – Bruce Jasper
 - i. Bruce read proposed changes.
 - b. Changes to the rules governing ADUs – Larry Rawls
 - i. Larry read proposed changes. See attached.
 - ii. Question from Dominic DeMaggio – question around the 750 feet max living space. Jim – the purpose of these ADUs are not necessarily for children, it is to be sensitive of the tax rate.

- iii. Question Aaron McKeon – Can we currently add an ADU to our properties? Yes, the State regulations state that they must be attached to the house. Our proposal will allow for it to be detached. Why are we getting so granular? This stops from adding multiple ADUs and building a larger ADU than the primary house.
 - iv. How is this enforced? It is for future buildings.
 - v. A variance can be made to the Zoning Board if you had a person in a wheelchair that would need more space than the 750. Domanic doesn't believe that it would be a true "zoning" hardship but a personal hardship.
- c. Changes to the fee schedule – Chris Prost
- i. Chris read the proposed changes. See attached.
 - ii. Working on checklist / worksheet to walk through the applicant to know which subdivision they are applying for.
 - iii. The driveway permit fee has increased due to the Road Agent now going out for two site visits.
 - iv. Certificate of Compliance fee has increased due to changes to the process.
 - v. Zoning Board increase is mostly from the charge for the posting of the advertisement in public newspaper.
 - vi. Larry would like to ask our State Representative about updating the RSAs to match how public hearings are announced – online vs newspaper.
- d. Establishment of a Site Plan Review process – Jim Morgan

- i. Jim read proposed changes. See attached.
- ii. The Site plan has not been updated since 1989.
- iii. Certificate of Compliance would be issued by Select Board confirming that the applicant has approved septic, setbacks, and everything needed from Site Plan review committee application – after a site visit upon completion of the project. This is different from the certificate of occupancy which states the Town has inspected the property for building codes; we do not have these.
- iv. Site plan review committee application
- v. Henry Touchette – Question around the fire safety officer, as do not have one that works directly for the town. We are using that as a place holder to see if we could employ a firefighter (any firefighter from any town) to inspect for health / safety. If necessary, the applicant would need to pay for fee.
- vi. Dominic DeMaggio – question around the Fire Safety Officer – suggests that a Certified State Marshall wording be added.
- vii. Jim Peschke – certificate of compliance – doesn't like the idea of having the inspection happen after the structure is built vs before finalized or started. Questioning why we are “changing things now” Jim Morgan – we are not changing anything we are simply now following the law that was established in 1989.
- viii. Aaron McKeon – respects how we are handling going forward. Who does the inspection? The Board of Selectmen are checking the four items. The selectboard will have the

capacity to do these visits after they increase to 5 so that 2 can go out to the site.

- ix. Domanic DeMaggio– please list out the four inspection items when we present at Town meeting.

Jim made motion to close public hearing. Kimberlee 2nd; voted unanimously to close public hearing at 7:49 pm

7. Motions by the Planning Board to adopt these changes and forward them to the Select Board for their review.

- a. Chris made a motion to approve Revision to article IX; Larry 2nd; voted unanimously to approve Revision to article IX.
- b. Larry made motion to approve Changes to the rules governing ADUs; Kim 2nd, Voted unanimously to approve changes to the rules governing ADUs as written.
- c. Chris made a motion to approve changes to the fee schedule; Jim 2nd, voted unanimously to approve changes to the fee schedule as written.
- d. Jim made motion to approve Establishment of a Site Plan Review process with changes suggested; Larry 2nd, voted unanimously to approve Establishment of a Site Plan Review process with changes suggested.

8. Adjournment: Larry made motion to adjourn; Kim 2nd; voted unanimously to adjourn at 7:48 pm

SIGNED MEETING MINUTES AVAILABLE AT THE TOWN HALL