

**Town of Richmond
Planning Board Public Hearing**

October 13, 2015

7:30 PM

Planning Board Public Hearing

Members Present:

Lloyd Condon, (Vice Chairman)
Harry Brake
Chris Daugherty, Selectman Rep.
Butch Morin, Alternate

Members Absent:

Norma Thibodeau
Seth Reece (Secretary)

Public: Jason MacDonald.

Butch Morin was seated for Norma Thibodeau.

1. Public:

Jason MacDonald sat in on the meeting with the intentions of serving as an alternate to the board or to fill a vacancy on the board for the remainder of the year. Mr. MacDonald was introduced to the board and asked a few questions in reference to the board's procedure.

2. Mail:

Invitation from SWRPC for their fall meeting at The Inn at East Hill Farm located in Troy NH. Butch Morin who is the representative for the Richmond Planning Board will be attending the meeting on Tuesday October 20, 2015. The topic will be Population and Public Health: A new Frontier in Regional Planning. The charge per person is \$10.00.

3. Minutes of September 22, 2015:

Page 1, below Public attendance: Butch Morin seated for Wes Vaughan's open position.

Page 2, third section down first line change of to or. There are no town lines that cross or adjoin this piece of property.

Motion made by Harry Brake to accept the minutes as amended. Seconded by Butch Morin. All in favor. None opposed. No abstentions. Motion carries.

4. Rules of Procedure:

Continued on the agenda waiting for a public hearing to be vetted by the public.

5. Blasting/Clean Water Ordinance information:

The Board took another look at Local Law No. "B" for 2015, this document was submitted by Representative McConnell for the planning board to consider adopting a similar law for Richmond. This particular document would help to insure that large scale commercial operations including blasting would have some regulation to keep contamination and or reduction to water flow affecting private wells in Richmond. Some concerns of the board included:

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1. Who would regulate the commercial operations and enforce the ordinance? At present many of the sections include a Department of Health which Richmond does not have in place. Richmond has one Health Officer in place who responds to complaints within town.
2. Finding definitions for quality, volume/yield, recharge rate, private drinking sampling and analysis. Many of the definitions in the working documents presented to the board refer to local law, Section 6 which is specific to this document. It was suggested that the board could use definitions from a Webster's Dictionary. The question was asked what volume they would use and so on.

The suggestion was made that possibly the board could refer to the State of NH for their definition. It would seem that when a town has difficulty they should rely on the State for consistency.

3. Well testing follow through is a concern, the local law suggests that all private well owners be contacted and have their well tested within ½ mile of the blasting/commercial work zone. The boards concern: who would contact the independent water business to perform the testing and who would collect all the mailings, monitor the results and compile the required report detailing the results?

It was suggested that the board take a little harder look at this particular document. The Land Use Assistant will contact the State of NH in reference to definitions. The board also asked to have Sara Carbonneau contacted from the Town of Swanzey. Swanzey might have some concerns connected with the possible contamination of the Aquifer; more wells receive their water from the Aquifer in Swanzey. Swanzey may also like to work on a drinking water protection law. The concern was raised that blasting could disturb more than just the wells provided water through our Aquifer, disturbing granite formations and blasting could have a negative affect on many private wells in Richmond. According to FERC guidelines Kinder Morgan is required to test abutter's wells once before construction begins and once after construction is complete.

6. Hooksett Blasting Operations guidelines:

Richmond Fire Chief Ed. Atkins was contacted to have the Richmond Fire Department oversee all blasting applications and operations in Richmond. Chief Atkins would like to meet with the Planning Board Chairman in the near future to discuss the procedures and guidelines. Chief Atkins has been in touch with Swanzey to review their blasting permitting process and once Swanzey has updated their guidelines Chief Atkins will be ready to move forward. A copy of the Hooksett Blasting Operations guidelines that were suggested to the Planning Board via the NHMA has been emailed to Chief Atkins to review.

7. Ordinance Night Skies:

The board was asked by the Selectmen to review two separate ordinances for Preservation of Stone Walls and Preservation of Night Skies.

1. Preservation of Stone Walls: After a brief discussion the consensus of the board indicated stone walls are governed by the State of NH and the Town of Richmond did not need to incorporate this information into an ordinance.
2. Preservation of Night Skies: The board discussed the reasoning for such an ordinance as it might pertain to a large commercial site in town. The concern was in the future if Richmond did become a location for

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a pumping station for the proposed pipeline or became the host to a larger industrial project. The board felt that the Richmond's Site Plan Regulations XI. Illumination would address any lighting issues. The board questioned if a substation would be regulated by local law or would Federal standards take over? Would they be required to address local regulations? The final agreement of the board was that both stone walls and night skies didn't require any action at this time.

8. SWRPC Fall Commissions Meeting:

Already discussed under mail.

9. Other:

1. 314 Fences: The Planning Board was asked by the Selectmen to define Zoning Ordinance 314 Fences. A resident in town needs to erect a fence to block "stuff" that is kept in their yard. The question was asked if a fence made of pallets would be acceptable.

After reading the ordinance and discussion the board suggested:

1. The pallets would have to make a solid fence with no sight between the slats.
2. The proper height must be achieved to block sight; pallets are only 4' at their widest and stockade fencing usually runs upwards to 6-8' in height.
3. Attractive appearance to the abutter with the smoother side out.
4. Fencing must be kept in good repair.

If these criteria could be met the board concluded that there was nothing to prevent them from using pallets. The ordinance doesn't specify what kind of fence should be erected, when the ordinance was created it was suggested that "common sense" would prevail. This would be a Selectman's call.

Motion made by Butch Moring to adjourn the meeting. Seconded by Chris Daugherty. All in favor. None opposed. Motion carries. Meeting adjourned @ 8:25 PM.

Motion made by Harry Brake to reopen the Planning Board meeting for final business. Seconded by Butch Morin. All in favor. None opposed. Motion carries. Meeting reopened @ 8:30 PM

Motion made by Harry Brake to nominate Jason MacDonald as a full board member until March 2016 to fill a vacancy left by Wes Vaughan. Seconded by Chris Daugherty. All in favor. None opposed. Motion carries.

Motion made by Butch Moring to adjourn the meeting. Seconded by Harry Brake. All in favor. None opposed. Motion carries. Meeting adjourned @ 8:33.

Respectfully Submitted:

Kandace Mattson

Attachments:

- 1. Preservation of Rural Character: Stone Walls and Night Skies.**