

**Planning Board
Dec. 8, 2016
7:30 pm**

Members Present: Barry Hantman, Chip Current, David Cogswell, Chris Giordano, Jim Castine, Janet Denison-clerk

Excused Members: Chris Smith, Roger Whitehouse

Others Present:

Charlie Lucas, Charlie Zilch, Stacy O'Connor, Henry Corey, Steve Woitkun, Ed Morrison, Doug MacGuire

Minutes:

Chip made and Chris G. seconded a **motion to accept the November 10, 2016 minutes as written.** The motion **passed** unanimously.

Correspondence:

- From the town of Windham regarding installation of a cell tower
- Emails from Sandown, Nottingham, and Fremont regarding imposing impact fees for accessory dwelling units. Fremont and Nottingham do not; Sandown hasn't discussed this yet.
- A water conservation plan for Rock Rimmon Coop. This will be forwarded to the Conservation Commission.
- Town and City magazine

Cotton Farm minor site plan review

Barry stepped away from the table and Chip proceeded as chairman.

Charlie Zilch explained that the construction for the new buildings on Beatrice Street is almost complete. There were minimal changes to the previously approved site plans. There had been 1150 square feet of impervious surface proposed; that has changed to 950 as built. A copy of the new plans has not been submitted to the town engineer.

The abutter's list was checked. Chris made and Jim seconded a **motion to accept the application.** The motion **passed** unanimously.

The Board reviewed the letter dated November 8, 2016 from Dennis Quintal. The five bulleted items were discussed briefly. It was agreed that the changes made are an improvement. Chris made and David seconded a **motion to grant approval for the minor site plan.** The motion **passed** unanimously.

Discussion with Fire Chief Woitkun

Barry returned to the table as chair. Chief Woitkun said he would like to repair the mess in the zoning ordinance after the citizen's petition removed sections of the fire suppression section. Barry explained what he recalls of Peter Loughlin's opinion regarding the enforcement of this section. Chief said he disagreed regarding not allowing sprinklers as an option. Chief explained he'd like to have more water supplies around town. He was asked to review the ordinance tonight for possible rewording in order to put it to a public hearing in January. He said the Fire Wards would not look favorably at fire ponds as an option.

The Chief mentioned that Kingston has an ordinance requiring a whole-house sprinkler system for homes that have a third floor walk-up. He was asked to get more details about this for the Board.

Sapphire Wood, stage 3 subdivision application for LER Realty, for the property known as Tax Map and Lot 4-46, located off of Long Pond Road. The proposal is for 26 units, built as 13 duplex structures.

Doug MacGuire explained that the project was given conditional approval almost one year ago. The state subdivision approval has been delayed because they were asked to get a well permit first. This requires a well-siting report, a rough cut road to get equipment to the site, and digging the well. He said the land-owner is willing to do this but it usually is done after the other permits are in place, including town approval. He said a signed mylar is needed to get bank financing to pay for the expense of getting the well.

He explained they've done what they could to meet the nine outstanding conditions. He was told it's better to explain those when the project is closer to completion. Chip made and Chris seconded a **motion to grant an extension to December 14, 2017**. The motion **passed** unanimously.

Discussion with Henry Corey re: 15 Main Street

Ed Morrison, the building inspector, and Henry Corey, owner of Corey Motors at 15 Main Street, discussed the status of the building. Mr. Corey said the striping has been done in the parking lot. Mr. Morrison is not able to determine if the drainage and grades have been done according to the approved plan. This requires the expertise of the town engineer as the project is being built. He said he didn't want to issue his final approval without first having the Planning Board aware of this.

Mr. Corey said he has a renter lined up to take over the property. He was told that this requires a minor site plan review to discuss the details with the renter.

Zoning Amendment Warrant Articles

At 8:30 pm the public hearing for the following zoning ordinance warrant articles were discussed:

1. Parking Spaces for Multiple Unit Dwellings

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to provide consistency in the number of parking spaces required for multiple unit dwellings between the Site Plan Regulations and the Zoning Ordinance. Specifically this would replace Article IV.A.1.d.1).d) with the following:

- d) Off-street parking shall be provided for each dwelling unit at the minimum rate of two (2) parking spaces per unit. The area shall be paved and provide adequate back-up radius (22 feet wide for 90 degree angle parking; 18 feet wide for 60 degree angle parking and 12 feet wide for 45 degree angle parking).

Chris made and Chip seconded a **motion to close the public hearing**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to put the above to the town ballot**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to add the words, "recommended by the Planning Board, 5-0" to the ballot**. The motion **passed** unanimously.

2. Setback Requirements for Signs

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to modify the setback requirements for signs within the roadway setback. Specifically this would amend Article II.AA to add the following sentence:

For the purposes of determining what is allowed within the roadway and lot line setbacks, signs under ten (10) square feet shall not be considered permanent structures.

It was clarified that this is only for signs. Chris made and Chip seconded a **motion to close the public hearing**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to put the above to the town ballot**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to add the words**, “**recommended by the Planning Board, 5-0” to the ballot**. The motion **passed** unanimously.

3. Conditional Use Permits Issued by the Planning Board

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to change the board that issues conditional use permits from the Board of Selectmen to the Planning Board. Specifically this would amend Article IV.F (and the subordinate articles) to change all occurrences of the word "Selectmen" with "Planning Board" and to eliminate Article IV.F.4.

Chris made and Chip seconded a **motion to close the public hearing**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to put the above to the town ballot**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to add the words**, “**recommended by the Planning Board, 5-0” to the ballot**. The motion **passed** unanimously.

4. Boundaries of the Highway Commercial and Light Industrial Zone

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to correct the boundaries of the highway commercial and light industrial zone by replacing Article III C. to read:

HIGHWAY COMMERCIAL AND LIGHT INDUSTRIAL

The location of said District is delineated and named on the map entitled “Official Zoning Map, Town of Danville.”

Chris made and Chip seconded a **motion to close the public hearing**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to put the above to the town ballot**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to add the words**, “**recommended by the Planning Board, 5-0” to the ballot**. The motion **passed** unanimously.

Chris made and Chip seconded a **motion to waive the reading of the following proposed warrant article**. The motion **passed** unanimously.

5. Accessory Dwelling Units

To see if the Town will vote to amend the Town of Danville Zoning Ordinance to update the section related to Extended Family Accessory Living Units to bring it into conformance with recent changes to New Hampshire State Law. Specifically, this would make the following changes to the ordinance:

Add a new Article II.C as follows and renumber existing paragraphs II.C through II.II:

II.C Accessory Dwelling Unit - A residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

Replace Article IV.A.4 with the following:

4. Accessory Uses: Accessory Dwelling Unit (also known as Extended Family Accessory Living Unit)

a. The objectives of this ordinance are to:

- 1) Empower families with a tool to provide housing opportunities to extended family members, caregivers, and others while affording all parties the necessary privacy and living arrangement conducive to harmonious habitation in a single residential structure.

- 2) Preserve the aesthetics of single-family housing. This ordinance places strict physical limitations on size and access to the accessory living unit.
 - 3) Protect the residential character of a neighborhood.
 - 4) Provide for Accessory Dwelling Units in accordance with RSA 674:72.
- b. The following restrictions shall apply to all Accessory Dwelling Units (formerly known as Extended Family Accessory Living Units).
- 1) An Accessory Dwelling Unit shall be allowed in residential zones only by Special Exception from the Zoning Board of Adjustment as permitted by RSA 674:72. The specific Special Exception criteria that must be met are listed below in section c.
 - 2) Only one Accessory Dwelling Unit shall be permitted per lot.
 - 3) The accessory living unit shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the existing single-family dwelling.
 - 4) Any and all construction shall be in accordance with the building standards of the Town of Danville in effect at the time of construction and a permanent internal access between the two units shall be maintained per RSA 674:72-III.
 - 5) In accordance with the standards of the Town and the standards of the New Hampshire Water Supply and Pollution Control Division, the septic facilities shall be adequate to service both the main dwelling unit and the accessory dwelling unit. If the existing septic design is inadequate, a new or upgraded septic system conforming to the most recent state and local standards shall be required.
 - 6) In the event the property is sold, the Special Exception shall expire.
 - 7) Detached Accessory Dwelling Units are not permitted.
- c. To grant the Special Exception, the Zoning Board of Adjustment (ZBA) must find that:
- 1) The proposal meets the objectives outlined in ARTICLE IV.A.4.a, the restrictions as specified in ARTICLE IV.A.4.b, and is in conformance with RSA 674:72.
 - 2) The applicant shall have presented to the ZBA a construction plan approved by the Building Inspector of the proposed accessory use with sufficient detail to enable the ZBA to determine adherence to the Special Exception criteria.
 - 3) No more than one (1) accessory dwelling unit shall be allowed per main dwelling. The accessory living unit shall be included in said main dwelling and shall not be permitted within detached accessory structures located on the same lot as the single-family dwelling.
 - 4) The main/principal dwelling or the attached accessory dwelling unit shall be owner-occupied. The owner shall demonstrate that one of the units is his or her principal place of residence and the special exception shall expire if the property is no longer the principal residence of the owner.

5) The accessory dwelling unit and any related changes to the property shall be designed so that the appearance remains that of a single family residence and is consistent with the single family character of the principal residence.

6) The accessory living unit shall have a convenient and direct permanent, internal access to the principal dwelling unit without the necessity of going outside of the principal structure or through a garage in accordance with RSA 674:72-III.

7) The accessory living unit shall be no more than seven hundred fifty square feet (750 ft^2) in size and shall be clearly an accessory living unit to the principal dwelling.

8) Appropriate off-street parking is provided for the Accessory Dwelling Unit in conformance with article IV.A.1.d.1).d).

9) No more than two (2) persons unrelated to the owner may occupy the Accessory Dwelling Unit.

d. Failure To Comply

If an owner fails to comply with the requirements of this section, the use of the accessory dwelling unit shall be terminated within 6 months of the date of notice from the Town of Danville. The owner shall be subject to penalty under RSA 676:17 for each day the accessory dwelling unit fails to comply with the requirements of this section after March 31, 2017

e. Existing Non-Conforming Accessory Dwelling Units

Accessory dwelling units (formerly known as Extended Family Accessory Living Unit) previously constructed which do not have either a building permit, certificate of occupancy, or special exception previously granted by the Zoning Board of Adjustment (ZBA) shall apply to the ZBA for a special exception within 60 days of passage of this ordinance.

- 1) The ZBA shall have the authority to grant a temporary exception, not to exceed 180 days, during the period in which the special exception is under review.
- 2) In granting a special exception for a previously existing non-approved accessory dwelling unit, the ZBA may require that the existing primary and accessory dwelling units be brought into compliance with this ordinance within specific timeframes established by the ZBA.
- 3) In granting a special exception for a previously existing non-approved accessory dwelling unit, the ZBA may consider the requirements that were in place when the accessory dwelling unit (formerly known as Extended Family Accessory Living Unit) was established when determining conditions of approval. The ZBA, however, is under no obligation to grant the special exception based on prior requirements.

Chris made and Chip seconded a **motion to close the public hearing**. The motion **passed** unanimously. With amendments having been made, Chris made and Chip seconded a **motion to put the above mentioned warrant article to second public hearing to be held January 12, 2017**. The motion **passed** unanimously.

6. Impact Fees for Razed and Rebuilt Homes

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to exempt the houses that were razed and rebuilt within two (2) years from being assessed a new Impact Fee. Specifically this would replace Article XIV.B.6.e with the following:

- e. New development shall not include the replacement of any existing manufactured housing unit or the reconstruction of a structure that has been destroyed and demolished within two years where there is no change in type of use that would increase the demand on capital facilities for which impact fees are assessed, or increase in square footage or number of units.

There was a discussion about the different interpretations for the terms, square footage, size, and density, and which would mean overall size of the building versus the number of bedrooms. Chris made and Chip seconded a **motion to close the public hearing**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to put the above mentioned warrant article to a public hearing to be held January 12, 2017**. The motion **passed** unanimously.

7. Boundaries of the Mobile Home/Manufactured Homes Zone

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to correct the boundaries of the Mobile Home/Manufactured Homes zone by replacing Article III.D. to read:

Mobile Homes/Manufactures Homes

The location of said Districts are delineated and named on the map entitled "Official Zoning Map, Town of Danville."

In addition, this will amend the official zoning map, Town of Danville, to reflect the following parcels as being included in the Mobile Home/Manufactured Home Zone:

Parcels to be included in the Mobile Home/Manufactured Home Zone

Map	Lot	Sub									
2	3	4	2	19	0	2	77	3	4	3	2
2	6	1	2	20	0	2	77	4	4	4	0
2	7	0	2	21	0	2	77	5	4	5	0
2	9	0	2	22	0	2	78	21	4	6	0
2	10	0	2	23	0	2	79	0	4	7	0
2	12	0	2	40	2	2	80	0	4	8	0
2	13	2	2	40	3	2	81	0	4	9	0
2	13	3	2	40	10	2	82	0	4	10	0
2	13	4	2	43	0	2	88	0	4	11	0
2	13	5	2	47	1	2	90	0	4	14	0
2	14	0	2	47	2	2	92	0	4	14	A
2	18	0	2	77	1	4	2	3	4	15	0

Chris made and Chip seconded a **motion to close the public hearing**. The motion **passed** unanimously. Chris made and Chip seconded a **motion to put the above mentioned warrant article to a public hearing to be held January 12, 2017**. The motion **passed** unanimously.

The Board discussed the following proposed amendments for the first time this evening:

8. Correcting Date in the Historic District Ordinance

To see if the Town of Danville will vote to amend the Danville Zoning Ordinance to amend the date of the establishment of a second burial ground adjacent to the meeting house. Specifically this would amend the preface of Article XIII, last sentence of the fourth paragraph, to read as follows:

A second public burial ground was established adjacent to the meeting house, with burials dating back to 1817.

Chris made and Chip seconded a **motion to put the above mentioned warrant article to a first public hearing to be held January 12, 2017**. The motion passed unanimously.

9. Revision of Article VII.S Fire Protection

The Board discussed the revision necessary to Article VII.S to clarify its current state after a citizen's petition left it in disarray. After a lengthy discussion, the following was decided as a final revision:

To see if the Town will vote to amend the Danville Zoning Ordinance to adjust the fire suppression requirements to explicitly include residential structures with three or more dwelling units and to clarify other portions of the fire protection ordinance. Specifically, to replace Article VII.S. with the following:

1. Any construction exempted from Fire Protection Standards per Federal or State laws or regulations shall be exempt from this ordinance. The developer and/or owner shall be responsible for providing documentation to the Town of Danville supporting such an exemption prior to construction, delivery, or initial occupancy. However, an exception from the installation of sprinkler systems shall not exempt the developer from installing a fire suppression water source or other alternative fire suppression system.
2. Detached sheds and other similar outbuildings shall be exempt from this provision. Residential garages that are detached to the residence, open attached porches, carports and similar structures shall also be exempt from this provision.
3. Fire Protection Specifications
 - a. Sprinkler Systems are required for residential structures with three (3) or more dwelling units and commercial buildings as follows:
 - i. An approved automatic sprinkler system shall mean a system installed in accordance with: the current edition of the National Fire Protection Association NFPA Standard 13, NFPA 13R, NFPA 13D; the provision of this ordinance; and approved by the State Fire Marshall's Office. The system shall be subject to the Danville Fire Chief's approval per this ordinance.
 - ii. The installer shall present a set of prints by a certified fire protection engineer showing the entire sprinkler system to the Fire Chief or his/her designee for approval. The Town of Danville reserves the right to have the plans reviewed by a third party with expenses to be paid by the developer and/or owner.
 - iii. A permit for the sprinkler system shall be obtained from the Danville Fire Chief or his/her designee before the issuance of a building permit. The responsibility for proper installation and testing is that of the builder/owner. The Danville Fire Chief or his/her designee shall be given 48 hours' notice and must witness and approve the test.

- iv. All sprinkler systems installed under this ordinance shall have the following:
 - a) The water supply for the sprinkler system, refer to the current edition of NFPA 13D, Chapter 6, Section 6.1.2 and 6.1.3. If domestic water supply cannot supply demand to two activated sprinkler heads for a period of 10 minutes, a storage tank and fire pump shall be installed to fulfill these requirement. (Example: 2 heads at 13 gpm = 26 gpm x 10 min., storage tank size minimum of 260 gallons.)
 - b) The minimum acceptable operating pressure of any sprinkler shall be greater than 7 psi.
- v. The responsibility for maintaining and testing a sprinkler is that of the owner or occupant. Refer to the current edition of NFPA 13D, Section A.4.2.1 for the proper procedure.
- vi. Sprinkler Systems shall be installed in accordance with the current edition of NFPA 13R, with the following exceptions:
 - a) Sprinklers shall not be required in residential garages, open attached porches, carports and similar structures. However, ALL attached garages or those that are located under living spaces (per NFPA 101) shall be protected by sprinklers. Amended 3/13/2007
 - b) Sprinkler shall not be required in attics, crawl spaces and other concealed spaces that are not used or intended for living purposes.
- vii. Sprinkler Systems for Commercial buildings (Amended 3/11/2014)
 - a) All commercial development with square footage over 2000 sq ft, even if subdivided to smaller units, must be protected throughout by an approved automatic sprinkler system in compliance with the requirements of NFPA-13 and maintained according to NFPA-25.
 - b) All commercial development with square footage over 2000 sq ft, even if subdivided to smaller units, will be protected with a monitored Fire Alarm system in compliance with the requirements of NFPA-72.
 - c) All commercial occupancies shall have a Knox High Security Master Key Retention System approved by the Fire Chief or his designee.
- b. Fire Suppression Water Source (Cisterns)
 - i. Cistern(s) are required for any new development and/or subdivision of four (4) or more dwelling units. The Cistern(s) shall be an artificial underground water storage facility of at least 30,000 gallons of usable fire protection water supply per cistern.

- ii. The location, design, and provisions for ownership, maintenance, and all season access to the cistern(s) and supporting facilities shall be approved by the Fire Chief, or his/her designee, and shall conform to the following specifications.
 - a) Response time from the Safety Complex (206 Main Street, Danville, NH) to the nearest cistern within the development shall conform to the current edition of NFPA 1720.
 - b) The minimum cistern capacity is to be 30,000 gallons.
 - c) Underground storage tank(s) shall be constructed from one of the following materials:
 - i) Polyethylene
 - ii) Fiberglass
 - d) The suction piping system is to be capable of delivering a minimum of 1,000 gallons per minutes for three quarters of the cistern capacity. (Velocity and friction losses plus static head may not exceed sixteen feet (16').)
 - e) The design of the cistern is to be submitted to the Planning Board and Fire Chief or his/her designee for approval prior to construction. All plans must be signed and stamped by a professional structural engineer registered in the State of New Hampshire.
 - f) Each cistern must be sited to the particular location by a registered professional engineer and approved by the Planning Board and Fire Chief or his/her designee.
 - g) The entire cistern is to be rated for H-20 highway loading.
 - h) The cistern must be designed so that it will not float when empty.
 - i) All suction and fill pipe is to be ASTM Schedule 40 galvanized steel. All vent piping is to be ASTM Schedule 40 PVC with glued joints.
 - j) All PVC piping is to have glued joints.
 - k) The final suction connection is to be six inch (6") National Hose male thread. It must be capped with a hydrant cap, chain and have removable strainer.
 - l) The filler pipe is to have a four inch (4") Stortz Coupling with a 90 degree elbow, cap, chain and removable strainer.
 - m) A twenty inch (20") I.D manway to grade level shall be installed. Manway will have a bolted cover with a lockable three inch (3") water level inspection fitting on the manway cover.
 - n) The entire cistern is to be completed and inspected by the town engineer at the developers cost before any backfilling is done. The tank may then be backfilled but not covered for a four week leak test.
 - o) The completed cistern shall be guaranteed for one (1) year from the date of acceptance by the town. This guarantee includes watertightness of the tank and all appurtenances associated with the operation of the cistern. The completed cistern will be inspected for compliance by the Fire Chief or his/her designee prior to the release of the maintenance bond, and a report to that effect will be submitted to the Town.

- p) All backfill material shall be screened gravel with no stones larger than 1½ inches and shall be compacted to 95% of maximum, ASTM 1557.

Bedding for the cistern shall be a minimum of twelve inches (12") of ¾ to 1½ inch crushed, washed stone, compacted. No other fill shall be allowed under this stone.

Backfill over tank shall be:

- i) four feet (4') of fill; or
- ii) the top and highest two feet (2') of the sides of the cistern shall be insulated with a vermin resistant foam insulations, minimum two inches (2") thick, and two feet (2') of fill.

All backfill shall extend eight feet (8') beyond the edge of the cistern, then maximum 3:1 slope, loamed and seeded.

Backfilling to be witnessed by the Town Engineer at the developers cost.

- q) The filler pipe is to be thirty six inches (36") above finished grade.
- r) The suction pipe connection is to be twenty to twenty four inches (20-24") above the level of the fire truck wheels when the cistern is in use.
- s) six inch (6") galvanized steel heavy wall concrete filled pipe bollards are to be placed two feet (2') off each side and twelve inches (12") in front of the suction pipe for the protection of the pipe. These bollards shall be set in concrete four feet (4') below ground level and shall extend ten inches (10") above the suction pipe.
- t) After backfilling, the tank is to be protected by large stones.
- u) The bottom of suction pipe to pumper connection vertical distance must not exceed fourteen feet (14').
- v) Pitch of shoulder and vehicle pad from edge of pavement to pumper connection must be 1-6% downgrade.
- w) Shoulder and vehicle pad must be of sufficient length to permit convenient access to suction connection when pumper is set at 45 degrees to road.
- x) All construction, backfill, and grading materials are to be in accordance with proper construction practices and acceptable to the Planning Board in accordance with the approved design.
- y) All horizontal suction piping must slope slightly uphill (1-3%) towards the pumper connection.
- z) Installer is responsible for completely filling cistern until accepted by the Fire Department. This includes refilling after each flow test until acceptance.
- aa) Any and all required easements for maintenance and use shall be properly noted and recorded.

- iii. A cistern shall be located within two thousand two hundred (2,200') feet of every dwelling unit within the subdivision and within two thousand two hundred (2,200') feet from any commercial unit, as measured along the lines of the streets.
- iv. It is the responsibility of the subdivider to bear the cost of any equipment, apparatus, construction, and/or first filling of water in the cistern(s) which may be incurred as a result of this ordinance. All land areas and equipment or apparatus may, upon completion, installation, and inspection (at developers cost) by Fire Department and Town Engineer of such equipment and apparatus, be offered for transfer to the Town of Danville.
- v. The responsibility for proper installation and testing is that of the builder/owner. The Danville Fire Chief, or his/her designee, shall be given 48 hour notice and must witness and approve a test of the system.

c. Alternative Fire Protection Systems

Alternative Fire Protection Systems may be proposed to exempt the building from the above two requirements provided that they meet all of the following requirements and are acceptable to the Danville Fire Wards and the Planning Board. Acceptance of an alternative proposal shall be at the discretion of the Town of Danville as specified in the following paragraphs.

- i. The proposed Fire Protection Systems/Alternative must meet all applicable NFPA, Federal, and State standards.
- ii. In the unanimous written opinion of the Danville Fire Wards and Fire Chief, the proposed Fire Protection Systems/Alternative provides greater overall protection to the structure and any current or future occupants.
- iii. In the unanimous written opinion of the Danville Fire Wards and Fire Chief, the proposed Fire Protection Systems/Alternative is not detrimental to public safety, health or welfare, or injurious to other property and promotes the public interest.
- iv. If subject to subdivision and/or site plan review, the proposed Fire Protection System/Alternate shall be acceptable to the Town of Danville Planning Board. The Planning Board shall be under no obligation to accept alternative proposals.

Chris made and Chip seconded a **motion to put the above mentioned warrant article to a first public hearing to be held January 12, 2017**. The motion **passed** unanimously.

Chris made and Chip seconded a **motion to not meet on December 22, 2016**. The **motion** passed unanimously. Barry noted that if either of the two proposed warrant articles needs substantive amendments at the hearing in January, they will have to wait until the 2018 ballot for a vote.

It was recommended that the revisions to the Master Plan be incorporated and an updated Master Plan be issued for 2017.

At 10:50pm Chris made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet Denison
Land Use/Assessing

January 12, 2017 Upcoming agenda:
7:30pm minutes and correspondence

7:35pm Zoning Amendment Warrant Article public hearing