

Zoning Revision Review Committee
21Nov08 Meeting Minutes
APPROVED

Attendees: Co-chair Sean James, Co-chair Amanda Soares, John Cole, Selectman Fred Kelley, Mary Girard, and Kim Byrd. Boyd Chivers, ZBA chair was present as well.

Meeting called to order at 7pm.

Boyd Chivers discussed the ZBA decision to grant a variance to Candia Crossing LLC. On November 27, 2007, Boyd explained that the lawyer made a solid case and that the facts before the ZBA board were simple and justified. The board used the Boccia variance criteria to deliberate the variance from section 2.05, and found that Mr. Cole's request for a variance was acceptable. The ZBA granted a variance from section 5.06-7B to allow more than 1 building on a parcel. Boyd mentioned to the committee that taking out the one acre requirement for Elderly Housing would make the most sense and avoid problems for future developers to cluster their development properly. Boyd mentioned that most elderly residents do not want one acre of land that they have to maintain, most want as little as possible to worry about.

The committee then began to review the proposed amendment rough draft that Sean had created from the previous meeting changes. Members suggested a few grammatical changes and wording changes, and Sean would fix the list for the Planning Board meeting on December 3, 2008. Mary Girard suggested having two sheets, one for grammatical changes to the Ordinances and the other for the changes that would have to be voted on by residents in March.

When the committee reviewed the proposed change of minimum square footage for a home, for elderly housing, from 1200ft² to 800ft²; Boyd Chivers felt that 800ft² was too small. He felt there was no reason to change the 1200 minimum in the Ordinance. It was explained to Mr. Chivers about Selectman Robie's feeling of people wanting to scale down their home size with the recent economy changes. Fred Kelley, John Cole, and Boyd Chivers did not feel that change was needed, but the remainder of the committee felt that it should be decided by the Planning Board whether to change it or leave it. Amanda Soares would email a reminder to all members of the Dec 3rd Planning Board workshop. Sean James would make the necessary corrections to the proposed Ordinance Amendments and would send them out to all members before the workshop date.

Minutes from the previous meeting were reviewed and approved.

Meeting adjourned @ 8:15pm

Minutes Respectfully Submitted by,
Amanda Soares