

PLANNING BOARD

JANUARY 18, 2018

MEMORIAL BUILDING

7:00 PM

These minutes are to be considered draft minutes only until approved by the board at their next meeting.

Members Present: Kevin Lee, Peter Keene, Ken Jacques, Darrin Patten, Bryan Patten, Michael Howard, and Leigh Callaway

Others Present: Timothy Bray, Larry Mester, Whit Smith, Peter Angus, and Peter Abair

Approval of December's minutes- Ken made a motion to approve the minutes, second by Darrin all in favor and minutes approved.

Peter Keene opened the public hearing regarding changes to the language regarding structures in our Zoning Ordinance.

Peter asks if there is anything from the public in regards to the hearing.

Tim Bray states that he is there because he is concerned with the fact that a generator will be considered a structure. He also has questions in regards to an unregistered camper being called a structure and the reasoning behind it.

Larry Mester also stated that he has a 1963 camper that he is restoring and may take a while, he is not registering it and doesn't feel it should be considered a structure either.

Tim Bray also spoke up and stated that he feels the Town of Springfield is moving in the direction of imposing more regulations that the small town does not need.

Darrin explains that regardless of what it is if you are putting something within 35' of a neighboring property that you need a permit to do so.

In regards to a Generator Mike Howard explains that he feels it is a structure as it is the same as a fixture to your house as a shed would be. Peter Keene feels that this will give the owner some level of protection if there were to be any complaints, as there would be a permit in place.

Leigh explains that it is "fair market value" that determines taxes, not necessarily "a" structure.

Tim Bray states he feels that this is an un-necessary regulation and feels it's a bit of an intrusion. He also states that he does not feel that campers being used for residency is ok. Darrin explained that there is an issue with that same very thing.

Tim also feels that there needs to be more clarity. He asks if horse trailers are also going to be treated the same as campers and considered a structure. Tim feels there should be some clarity in the regulation targeting the issue where there is obvious abuse.

Whit states that we have an individual with four or five campers. Larry Mester states that he believes the campers that Whit is speaking of are all gone.

Mike Howard feels that Tim has made some real good points.

Larry Mester says that he can understand where the planning board is coming from with the proposed ordinance for the people who buy a sliver of land and pop a camper on it, live in it, and store stuff around it. It becomes an eyesore to the neighboring properties. He feels that the current ordinance should be looked at before making new ones.

Whit wants to add that whether a Zoning Permit is needed or not, the accessor can say property value went up (fair market value) therefore taxes could go up.

Tim stated he was not there in regards to taxes.

Pete Keene asked Tim if he had any suggested language for the ordinance. Tim states that something like "inhabitation and storage should not be allowed" He does not feel registered or road worthy should be in there.

The board discusses among themselves the language as is. The board feels that there is relief when someone comes in or Whit goes to property and it is clearly a case of a restoration and not inhabitation or storage. Whit can state that it is then not a structure. They feel this issue can be handles on a case by case basis.

Mike feels if there is relief in regards this, then the proposed language is okay the way it is written.

Whit feels that simple language is better.

Ken states his only concern will be the interpretation of this language ten years from now when there are different members on the board.

Kevin closes the public hearing @7:45

Kevin asked if there were any changes to the proposed language.

Motion by Mike Howard to move proposed language to the Warrant, second by Peter Keene, all in favor.

Misc. Business- Price out survey from Steve Schneider. There was discussion around fiber optics to the residents of Springfield. There were discussions around having a broad band committee to look into fiber optics.

There was also discussion around what the town is paying the Upper Valley Regional Planning Commission. Do we pay Steve from the time he leaves his house??? How is the amount calculated? Does it carry over if we don't use service??

Meeting adjourned@8:35

Submitted by,

Susan Abair