

TOWN MEETING MINUTES

March 11, 2014

Plainfield, New Hampshire

The annual meeting for the Town of Plainfield was held at the Plainfield Elementary School on Bonner Road on March 11, 2014. Moderator Paul Franklin opened the meeting at 8:00 am with the reading of Articles 1 & 2. Michelle Marsh made a motion to dispense with the reading of the warrant, seconded by Stephen Halleran. The polls were declared opened.

Total Number on Checklist: 1553

Total Number of Ballots Cast: 342

Percentage of Voting: 22%

ARTICLE 1. To choose by ballot: One Moderator for two years, One Selectperson for three years, one Trustee of the Trust Funds for three years, one Library Trustee for three years, one Cemetery Trustee for three years, one Supervisor of the Checklist for six years and any other necessary town officers.

Selectboard Member for three years:

Ron Eberhardt 243

Mark Horne 69

Ron Eberhardt was declared elected.

Trustee of the Trust Funds for three years:

Edward Stansfield 304

Edward Stansfield was declared elected.

Library Trustee for three years:

Mark Pensgen 290

Write-Ins:

Alice Eberhardt 2

Dennis Girouard 2

Mark Pensgen was declared elected.

Cemetery Trustee for three years:

Bradford Atwater 281

Write-Ins:

David Taylor 2

Bradford Atwater was declared elected.

Supervisor of the Checklist for six years:

Donald Jordan 305

Donald Jordan was declared elected.

ARTICLE 2. To see what action the town will take with regard to the following questions relative to the Plainfield Zoning Ordinances, **said changes being recommended by the Planning Board:**

Question 1.

In an effort to allow increased flexibility for housing options throughout town the Planning Board is proposing the following changes to the accessory apartment provisions of the Plainfield Zoning Ordinance. This change is intended to modify the current accessory apartment criteria broadening it to include units detached from the main dwelling unit.

Replace all instances of “accessory apartment” with “accessory dwelling unit.”

Add the following to Schedule A of the Plainfield Zoning Ordinance for the Village Resident Zone, Rural Residential Zone, Rural Conservation I Zone and Rural Conservation II Zone Special Exception list **#37 Approved Accessory Dwelling Unit (ADU).**

Add to section 4.3 Principle Use of Lot: C) Accessory Dwelling Unit (ADU):

Accessory dwelling units are allowed in certain situations to:

- Create new housing units while respecting the look and scale of single-dwelling development;
- Increase the housing stock of existing neighborhoods in a manner that is less intense than alternatives;
- Allow more efficient use of existing housing stock and infrastructure;
- Provide a mix of housing that responds to changing family needs and smaller households;
- Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods;
- Provide a broader range of accessible and more affordable housing

A property may have only one ADU whether attached or detached. For attached accessory dwelling units, where no prior zoning board approval exists, no zoning board of adjustment approval is necessary prior to obtaining a building permit. For all detached ADU’s (where the relationship to the principle dwelling unit is

less than enclosed by weather tight space including a continuous roof and continuous foundation), Zoning Board approval is required. In cases where a property has an existing Zoning Board approval the Zoning Board shall review the entire property and approved uses when determining whether or not an ADU (attached or detached) is allowable on the site. The ADU will be considered as an accessory use to the primary residential use.

Criteria which apply to all ADUs whether attached or detached:

1. The property owner must occupy the primary unit or the ADU as their permanent residence. Prior to occupancy the owner shall record at the Sullivan County Registry of Deeds an acknowledgement of the owner occupancy requirement in a form acceptable to the town.
2. ADU's are not intended for individual ownership. An approved ADU shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the existing primary dwelling unit.
3. ADU's may be between 320 and 800 sq feet and cannot exceed 50% of the gross living area of the primary residence.
4. The ADU shall contain no more than one bathroom and two bedrooms.
5. The parcel on which the ADU is built must be conforming in lot size and road frontage for the zone in which it is located. The ADU, whether a new or an existing structure, must satisfy the front, side, and rear yard setbacks for the zone. Setback encroachments or variances involving the living area square footage requirements are not allowed.
6. If applicable, the owner must seek a permit from the State of NH Department of Environmental Services Subsurface Systems Bureau in accordance with RSA 485-A:38.
7. At least one parking space must be designated for the ADU.
8. The ADU must use an existing curb cut on the property.
9. Utilities may be shared between the primary residence and the ADU, however, they must be configured in such a way to satisfy current life safety code requirements.
10. The local fire department shall be considered an abutter for the purposes of noticing ADU applications.

Criteria which apply to detached ADUs:

1. If a new structure, the ADU must be constructed and located, in the judgment of the Zoning Board, so that it does not detract from the character of the neighborhood.
 - a. The ADU should be subordinate in scale, size and placement to the primary residence.
 - b. The ADU's exterior should be similar in design and quality to the primary residence.
2. The peak of the ADU roof may not be higher than 25'.

3. When located in an outbuilding such as a barn or garage, whether existing or new, only the portion of the structure used for the ADU must conform to the dimensional requirements above.
4. Detached ADUs in the VR zone which are constructed after the adoption of this regulation shall require 20,000 square feet in addition to the minimum lot size. An ADU incorporated into a structure existing prior to the adoption of this regulation shall be exempt from this requirement.

Delete ACCESSORY APARTMENT from Article VIII Definitions

Add to Article VIII Definitions the following:

ACCESSORY DWELLING UNIT (ADU): An attached or free standing independent residential unit, in addition to the primary residence on a single lot, which is between 320 and 800 square feet and which contains no more than one bathroom and two bedrooms.

261 voting yes 45 voting no
It was declared a vote in the affirmative and the amendment so adopted.

Question 2,

In an effort to allow increased flexibility for housing options and to provide more opportunities for workforce housing the Planning Board is proposing the following amendment to the Plainfield Zoning Ordinance.

Remove from Schedule A Special Requirements for the Village Residential, Rural Residential Zone and Rural Conservation I Zone #1 which reads: Minimum lot size shall apply to each dwelling unit, except that an approved accessory apartment shall require an additional 20,000 square feet.

Add to Schedule A Special Requirements for the Village Residential Zones: #1 which will read: Minimum requirements for projects involving multifamily dwellings: The lot and proposed development must conform with all dimensional requirements and shall include an additional 20,000 sq feet of land for each additional dwelling unit proposed unless specifically excepted in section 4.3.B of Approved Combination of Related Uses.

Add to Schedule A Special Requirements for the Rural Residential and Rural Conservation I Zones: #1 which will read: Minimum Lot Size for projects involving multifamily dwellings: The lot must conform with all dimensional requirements for the zone in which it is located. If more than two units are proposed, an additional acre of land is required for each unit over two.

271 voting yes 50 voting no
It was declared a vote in the affirmative and the amendment so adopted.

Question #3

In an effort to allow more flexibility with the Approved Business Project, by allowing property owners to include two or more dwelling units in an Approved Business Project proposal, **remove** from section 3.5 letter g which reads:

g) Multiple residential uses, whether attached or detached may not be approved under this section.

138 voting yes 33 voting no
It was declared a vote in the affirmative and the amendment so adopted.

The Polls closed at 7:00 p.m. the Moderator recessed the meeting which will resume on Saturday, the 15th of March next, at ten o'clock in the forenoon at the Plainfield School gymnasium.

On Saturday, March 15, 2014 Moderator Paul Franklin re-opened the meeting at the Plainfield Elementary School at 10:00am. The meeting began with words of inspiration given by Reverend Suellen Leugers, followed by a salute to the flag and the singing of America the Beautiful.

The Moderator then introduced the town officers and recognized Selectboard member Robert Taylor who awarded the 2012 Stephen H. Taylor Community Service Award to Jane Stephenson for her many years of service to the town. She is a long standing member of the Planning Board and currently serves as Chair. She created the walking tours for both villages, serves as a member of the Historical Society and Blow-Me-Down Grange. She is a volunteer and most recently applied for and received a grant to help restore the grand drape which now hangs in the Meriden Town Hall. That's just to mention some of her contributions. Thank you, Jane! A standing ovation was received.

Moderator Franklin explained the rules of the meeting. John Yacavone made a motion to dispense with the reading of the entire warrant and proceed to Article 3. His motion was seconded and passed unanimously by a voice vote.

ARTICLE 3. Stephen Halleran offered the following resolution and moved its adoption: Resolved that the town vote to raise and appropriate the sum of **\$2,025,306** to defray town charges for the 2014 fiscal year. Selectman Williams seconded the motion.

1. Executive	\$182,750
2. Election/Registration/Vital Statistics	5,130
3. Financial Administration	68,700
4. Revaluation of Property	11,000
5. Legal Expenses	4,100
6. Personnel Administration	4,700
7. Planning and Zoning	1,200
8. General Government Buildings	7,025
9. Cemeteries	25,000
10. Insurance	35,100
11. Regional Associations	5,100
12. Police Department	348,848
13. Ambulance Service	26,500
14. Fire Departments -Plainfield	49,500
-Meriden	44,500
15. Building Inspection	7,400
16. Emergency Management	250
17. Hydrant & Forest Fire Expense	4,100
18. Dispatching for Fire, Police & Ambulance	22,000
19. Highway Administration	22,800
20. Highways and Streets	658,100
21. Road Projects	98,800
22. Street Lights	8,000
23. Solid Waste Collection	150,000
24. Solid Waste Disposal	44,810
25. Health Agencies	18,370
26. Animal Control	500
27. Welfare	5,250
28. Recreation Commission	19,165
29. Library Department	117,658
30. Patriotic	1,000
31. Conservation Commission	500
32. Principal Long-term debt	25,000
33. Interest Long-term debt	2,450
Total:	\$ 2,025,306

Moderator Franklin recognized Town Administrator Stephen Halleran who spoke to the motion. He reported that due to the damages from the summer storm, the town received \$62,000 from FEMA to help defray repair costs. The hardest hit roads were Hell Hollow and Kenyon. The Road Agent and Selectboard have put together a plan to begin a project of upgrading the culverts to help combat the uncertain weather patterns we have experienced recently.

The energy committee has been making progress in finding ways to save money in our town buildings. In 2013, improvements were made at the town offices and in 2014 the committee looks to improve the Highway Garage.

The Selectboard refinanced the remaining 5 years of the Philip Read Memorial Library improvement loan which will save us \$4,100.

Steve thanked the departments for their hard work and mentioned the Human Services Department led by Stephanie Schell has done a fantastic job during a very cold winter keeping our residents in need supplied with food, fuel and shelter.

Overall, \$35,000 was returned to the unexpended fund balance. If everything passes on the budget, the town portion of the taxrate will increase taxes by .17 cents per thousand.

Questions were asked and answered.

A vote by paper ballot was taken.

Yes 123 No 6

It was a vote in the affirmative the resolution was adopted and so declared.

ARTICLE 4. Stephen Halleran offered the following resolution and moved its adoption:

That the town vote to raise and appropriate the sum of **\$152,500** to be placed in existing town capital reserve and general trust funds, pursuant to RSA 35:1 and RSA 31:19-a as follows:

RSA 35:1 funds:

\$20,000	Revaluation Fund created in 1993.
\$50,000	Highway Vehicles Fund created in 1987.
\$55,000	Transportation Improvement Fund created in 2006.
\$5,000	Bridge Capital Reserve Fund created 1994.
\$5,000	ADA Access Fund created in 2003.
\$5,000	Police Equipment Fund created in 2011.
\$5,000	Gravel Pit Reclamation Fund created in 2012.

RSA 31:19a funds:

\$5,000	Town Hall Repair Fund established in 1996.
\$2,500	Library Building Repair Fund established in 1992.

Judy Belyea seconded the motion.

A vote by paper ballot was taken.

Yes 116 No 5

It was a vote in the affirmative, the resolution was adopted and so declared.

ARTICLE 5. Selectman Williams offered the following resolution and moved its adoption:

That the town vote to raise and appropriate the sum of **\$55,000** for the purchase of a tractor and mower to be used by the highway department for roadside mowing, and to authorize the Selectboard to withdraw up to the sum of \$55,000 from the Highway Vehicle Capital Reserve Fund created in 1987 pursuant to RSA 35:1 and to further authorize the selectboard to sell or trade the town's existing 1977 Ford tractor. Judy Belyea seconded the motion.

A vote by paper ballot was taken.

Yes 111 No 8

It was a vote in the affirmative, the resolution was adopted and so declared.

ARTICLE 6. Selectman Taylor offered the following resolution and moved its adoption:

That the town vote to raise and appropriate the sum of **\$21,000** for the purchase of a replacement dump truck body and to authorize the select board to withdraw up to the sum of \$21,000 from the Highway Vehicle Capital Reserve Fund created in 1987 pursuant to RSA 35:1 and to further authorize the selectmen to sell or trade the town's existing dump truck body that is being replaced by the new unit. Tom Williams seconded the motion.

A vote by paper ballot was taken.

Yes 102 No 18

It was a vote in the affirmative; the resolution was adopted and so declared.

ARTICLE 7. Eric Brann offered the following resolution and moved its adoption:

That the town vote to increase the real estate exemption on dormitories, dining rooms, and kitchens of Kimball Union Academy above the required \$150,000 as allowed in RSA 72:23, to eighty (80) percent of the assessed value of property over which the town has statutory discretion.

Judy Belyea seconded the motion.

A vote by paper ballot was taken.

Yes 63 No 31

It was a vote in the affirmative; the resolution was adopted and so declared.

ARTICLE 8. Steve Halleran offered the following resolution and moved its adoption:

That the town direct the Select board to appoint a committee to continue the KUA/Plainfield study. The charge to this committee shall be to meet with representatives of the KUA administration and maintain an ongoing review of the relationship between the academy and the town, including any agreement pursuant to RSA 72:23, and to report its findings at next March's annual town meeting. Judy Belyea seconded the motion.

A voice vote was taken.

The "Ayes" were unanimous.

The vote was in the affirmative and so declared.

ARTICLE 9: Jim Taylor offered the following resolution and moved its adoption:

That the Town vote to accept the property and assets currently under control of the Mill Cemetery Association and authorize the Plainfield Board of Selectmen to work together with the Trustees of the Mill Cemetery Association to bring the property and assets of the Association under the control of the Plainfield Cemetery Trustees and Plainfield Board of Selectmen in perpetuity. These include: Property on Colby Hill Road known as the "new section" bordered on three sides by stonewalls and the fourth side border being the lower access road consisting of 3.8 acres more or less; and approximately \$30,000 in current and reserve funds.

Steve Halleran seconded the motion.

A vote by paper ballot was taken.

Yes 85 No 1

It was a vote in the affirmative; the resolution was adopted and so declared.

ARTICLE 10. Selectman Robert Taylor offered the following resolution and moved its adoption:

That the town vote to instruct the moderator to appoint a finance committee (advisory only) of six Plainfield voters to advise the Select board and other officers of the town in the prudential affairs of the town. Selectman Williams seconded the motion.

A voice vote was taken.

The "Ayes" were unanimous.

The vote was in the affirmative and so declared.

ARTICLE 11. Selectwoman Judy Belyea offered the following motion and moved its adoption:

That the town vote to accept the reports of officers as they appear in the annual report, subject to corrections. A certified copy of the report to be placed on file with the town clerk. Robert Taylor seconded the motion.

**A voice vote was taken.
The “Ayes” were unanimous.
The vote was in the affirmative and so declared.**

ARTICLE 12. Moderator Franklin swore in the following newly elected officers:

Donald Jordan	Supervisor of the Checklist
Ron Eberhardt	Selectman
Brad Atwater	Cemetery Trustee
Mark Pensgen	Library Trustee

Paul Franklin was sworn into office the morning of the town meeting on March 15, 2014

Edward Stansfield was sworn into office on Tuesday, March 18, 2014 at the Town office.

Stephen Taylor moved to adjourn the meeting at 1:00 p.m. seconded by Jane Stephenson.

Respectfully submitted,
Michelle Marsh
Town Clerk



**Moderator Franklin administers the oath of office to newly elected officials.
Photo S. Halleran**