

Grafton, NH Planning Board

Minutes May 26, 2022 Approved

Members Present: Angus Gorman (chair), Gary Whitney (secretary), Leif Hogue (Selectboard ex-officio), Sabrina Kirwan, Alice Roy (alternate), Paul Leveille (Alternate)

Members Absent: Emelia Cushing

Others Present: Paul Vogt, Brian Hough, Leewhay Pasak

Call to Order: Meeting called to order at 7:00 pm.

Alternate-Pro Tempore: The Chair stated that alternate Alice Roy would sit on the board as a member pro tempore in the absence of Emelia Cushing.

Minutes: The minutes of April, 2022 were reviewed and approved by a vote of 4-0-1 subject to name corrections of attendees with Sabrina Kirwan abstaining since she was not present at that meeting.

Correspondence: A invoice for payment of \$79.80 was received from the Valley News. It was subsequently determined that the billing was in error and would be removed from the town's account.

Business:

Review of the subdivision regulations was continued from previous meetings with the main emphasis on the exemptions stated in para 6.35 and the relationship to the minor and major subdivision sections of these regulations.

The board discussed subparagraphs 1 through 5 individually at length. While there was general agreement on the gist of para 1. there seemed to be consensus that further clarification and potential rewording was required for 2 and 3 relative to lot line adjustments and annexations.

The board felt that further discussion and investigation of para 4 was required.

Review of Para 5 lead to a general discussion of the need to address the mistaken believe voiced by some previous board members that the 6.35 exemptions waive/do not require any planning board involvement or review of transactions addressed by this paragraph. It was brought out that issues of pre-emption and precedence require that state RSAs always overrule local regulations and that RSA such as 676:4 state that the planning board, as a minimum, always has a requirement to review and discuss such transactions and notify abutters and/or hold public hearings related to such reviews and discussions. Consequently, para 6.35, as a minimum, needs to be modified to make it clear that this section can never be allowed to relieve the board or applicants of the need to conform to such RSA and that these RSA must always be considered minimum requirements for plats, subdivisions and related transactions.

Selectboard ex-officio report:

Mr. Hogue discussed recent Selectboard discussions concerning potential upgrades to the town hall.

Public comment:

None.

The board unanimously agreed to adjourn at 8:27 pm.

Minutes taken and submitted by

Gary Whitney
Secretary, Grafton Planning Board