

RECREATION ZONE SUBCOMMITTEE
OF THE PLANNING BOARD
MINUTES OF THE CHARRETTE, September 19, 2009
at the Brookfield Town House

PRESENT:

Committee: Charlotte Colman, Frank Frasier, Peter Holland, Jenn McKown, Jim Murfey and Dick Peckham, Jen Sonricker. Absent: Noone..

Public: Tom Whelton, Janet Murfey, Rick Denver, Jay Badger, Bryan Cyr, John Ebinger, John Ebinger's son, Martha Pike, Richard Mauser

Jim Murfey called the meeting to order at 9:10 am.

A document prepared for the charrette was handed out to all participants. Jim Murfey reviewed the contents:

- Background on the efforts of the Recreation Zone Subcommittee
- Goals for the Charrette
- Attachments
 - Exhibit I – An extract from the Zoning Ordinance covering the Recreation Zone
 - Exhibit II – A table, produced by the Subcommittee, identifying uses it identified and considered whether they should be permitted, not permitted, not mentioned or conditionally permitted.

Frank Frazier conducted the interactive portion of the charrette, guiding the participants through votes on each of the items on Exhibit II above. Participants were told not to be limited to the items on the list and to add/delete/modify where they felt appropriate. The results of their deliberations are attached.

The process ahead was reviewed: The Subcommittee will review the results of the Charrette, comparing it to its own work. It will then make a recommendation to the Planning Board what, if any, amendment(s) to the Zoning Ordinance should be placed on the ballot at the March 2010 meeting. Once the amendment(s) have been agreed to, the Planning Board will hold public hearings to review its recommendations with the residents.

The meeting was adjourned at 11:10 pm.

Respectfully submitted:

Jim Murfey

Charrette
Saturday, September 19, 2009 at 9:00 am
in the Town House of the Town of Brookfield

To Deliberate an Anticipated Amendment to the Zoning Ordinance
of the Town of Brookfield, New Hampshire
Concerning the Recreation Zone

Background

In June 2009, the Planning Board formed a subcommittee, known as the Recreation Zone Subcommittee, to review the language in the Zoning Ordinance regarding the Recreation Zone to determine if any changes were warranted. The charter or mission statement for the subcommittee was approved by the Planning Board as follows:

To determine if the people of the town of Brookfield would be better served with a change in the definition of uses permitted in the Recreation Zone currently defined as “active recreation” and, if so, to determine what uses should be permitted and to draft replacement language to the zoning ordinance for presentation to the Planning Board as a proposed change to the Zoning Ordinance to be considered by the Planning Board and to be voted on by the people of the town at the Town Meeting in March 2010.

For reference, a copy of the current language, Section I.B., covering the Recreation Zone from the Zoning Ordinance is attached as Exhibit I.

Goals for the Charrette

In order to get the ball rolling the Subcommittee has prepared two charts of possible “activities” to be considered as “active recreation. This is attached as Exhibit II.

The First chart lists standard recreational activities such as downhill skiing, etc.

The Second chart has “other” activities such as weddings.

For the Charrette we will go through both these charts and “vote” on each item as follows:

PERMITTED - The activity will be allowed in the Recreation Zone (with appropriate site plan review.

NOT PERMITTED – The activity will not be permitted in the Recreation Zone.

NOT MENTIONED – The activity will simply not be mentioned in the zoning as being either permitted or not permitted.

CONDITIONAL USE – The activity will be permitted but the Planning Board will be authorized to impose additional conditions and issue a specific Permit for the activity.

There will be time allowed during the Charrette to add additional activities to the list.

Exhibit I

B. Recreational Zone

1.0 Permitted uses. The planned recreational zone is a certain tract of land located as listed in Appendix A. The intent of this article is to provide for active recreational use without impacting the environment or the historic residential character of the community. In compliance with RSA: 674:43, the town seeks to encourage innovative development and design through the use of the site plan review process and to allow lands with 25% slopes or greater to be preserved for the purposes of recreation and conservation.

2.0 Non-Permitted Uses.

2.1 Off-highway recreational vehicles and snowmobiles, except as defined under RSA 215:A7-A39

2.2 Camping of any type

2.3 Dwellings

Exhibit II

Brookfield Planning Board
 Recreation Zone Subcommittee
 List of Possible Activities

Activities (Uses) Which May be Permitted (or not)	Permitted	Not Permitted	Not Mentioned	Conditional Use	Comments
Winter Sports					
Downhill skiing					
X-Country Skiing					
Snowboarding					
Snow shoeing					
Snowmobiling					
Snowmobile racing					
Tubing					
Skating					
Luge					
Equipment rental/service					
Equipment sales					
Sales - other (e.g. snowmobiles)					
Service/parts - snowmobiles					
Biathlon (XC skiing/target shooting)					
Other winter sports					
Other Sports					
Golf					
Raquet sports (Tennis, paddle tennis, etc)					
Horseback riding					
Mountain biking (bicycle)					
Trail running					
Zip line					
High wire adventure					
Orienteering					

Exhibit II

Brookfield Planning Board
 Recreation Zone Subcommittee
 List of Possible Activities

	Permitted	Not Permitted	Not Mentioned	Conditional Use	Comments
<u>Activities (Uses) Permitted under an Annual Permit Process</u>					
Dancing					
Weddings					
Banquet facility activities					
Training facility					
Car shows					
Reunions					
RV gathering					
Theater					
Hotel/Inn/Lodging					
Corporate meetings					
Conventions/conferences					
Concerts – indoor, outdoor					
Day camp					
Overnight camp					
Camping of any type, tent, RV					
Flea market					
Antique shows					
Gun shows					
Arts/crafts shows					
Farmer's market					

Exhibit II

Results of September 19, 2009 Charrette

Brookfield Planning Board
 Recreation Zone Subcommittee
 List of Possible Activities

Activities (Uses) Which May be Permitted (or not)	Permitted	Not Permitted	Not Mentioned	Conditional Use	Comments
Winter Sports					
Downhill skiing	10	0	0	0	
X-Country Skiing	10	0	0	0	
Snowboarding	10	0	0	0	
Snow shoeing	10	0	0	0	
Snowmobiling Trail Riding	10	0	0	0	
Snowmobiling Competition	3	2	0	5	
Tubing	10	0	0	0	
Skating	10	0	0	0	
Luge	9	1	0	0	
Equipment rental/service	10	0	0	0	For Permitted uses.
Equipment sales	10	0	0	0	for Permitted uses.
Snowmobile sales	0	10	0	0	
Snowmobile rentals	9	1	0	0	
Service/parts - snowmobiles	2	3	0	5	
Biathlon (XC skiing/target shooting)	4	3	0	3	
Ski Jumping	9	0	0	0	
Other winter sports					
Other Sports					
Golf Course	4	5	0	0	
Disk Golf Course (Frisbee golf)	7	0	0	0	
Miniature Golf	8	0	0	0	
Racquet sports (Tennis, paddle tennis, etc)	9	0	0	0	
Horseback riding	8	0	0	1	
Mountain biking (bicycle) non competitive	9	0	0	0	

Exhibit II

Brookfield Planning Board
 Recreation Zone Subcommittee
 List of Possible Activities

	Permitted	Not Permitted	Not Mentioned	Conditional Use	Comments
Mountain biking (bicycle)competitive (BMX)	1	1	0	7	
Trail running - non competitive	9	0	0	0	
Trail running - competitive	4	1	0	4	
Zip line	6	1	0	2	
High wire adventure	3	1	0	5	
Orienteering	8	0	0	1	
Swimming	9	0	0	0	
Fishing	9	0	0	0	
Hunting	7	2	0	0	
Hunting preserve	1	4	0	4	
Motor car racing	0	8	0	1	
Dirt bike (motorized) competition	1	6	0	2	
Shooting (Skeet, sporting clays, rifle target)	1	7	0	1	
Archery	8	0	0	1	
Campground					
Snowmobile grass drags / water crossing	1	6	0	2	
Alpine slide Man Made	6	3	0	0	
Astronomy	8	1	0	0	
Bird watching	9	0	0	0	
Water slide	2	3	0	4	
Full service restaurant	8	1	0	0	
Food Service / activity driven	9	0	0	0	
Vending carts	8	1	0	0	
Tractor Pulls	5	3	0	1	
Skate Park	9	0	0	0	
ATV Riding	5	2	0	2	
ATV Compition	2	4	0	3	
Hot Air Balloning	9	0	0	0	

Exhibit II

Brookfield Planning Board
 Recreation Zone Subcommittee
 List of Possible Activities

	Permitted	Not Permitted	Not Mentioned	Conditional Use	Comments

Activities (Uses) Permitted under an Annual Permit Process

Dancing	5	2	0	2	
Weddings	8	1	0	0	
Banquet facility activities	8	1	0	0	
Training facility	7	1	0	1	
Car/Boat/Vehicles Shows	2	1	0	6	
Reunions					
RV gathering	1	2	0	6	
Theater	8	0	0	0	
Hotel/Inn/Lodging	0	8	0	1	
Corporate meetings					
Conventions/conferences	0	3	0	6	
Concerts – indoor	1	3	0	5	
Concerts – Outdoor	2	3	0	4	
Day camp	5	0	0	4	
Overnight camp Multiday - youth - supervised	3	1	0	4	
Camping of any type, tent	3	1	0	5	
Camping - RV	8	0	0	1	
Flea market	1	1	0	7	

