

DRAFT

RECREATION ZONE SUBCOMMITTEE  
OF THE PLANNING BOARD  
MINUTES OF THE MEETING, October 1, 2009  
at the Brookfield Town Offices

PRESENT:

Charlotte Colman, Peter Holland (6:20 pm), Jenn McKown, Jim Murfey and Dick Peckham, Jen Sonricker. Absent: Frank Frazier. Public: Janet Murfey.

Jim Murfey called the meeting to order at 6:03 pm.

MEMBER/PUBLIC COMMENTS

The minutes of the meeting of September 9, 2009 were reviewed. **MOTION - Charlotte Colman** moved and Jen Sonricker seconded that the minutes of the September 9, 2009 meeting be approved. Charlotte Colman, Peter Holland Jen Sonricker voted to approve. Jenn McKown, Jim Murfey and Dick Peckham abstained because they did not attend that meeting.

OLD BUSINESS

- The results of the Charrette List of Activities were reviewed and compared to the results of the Subcommittee's deliberations on their list. No conclusions were drawn at the time.

A copy of the text of an email from Laura Spector to Janet Murfey on the subject of the conditional use permit as a way of dealing with uses to be considered later by the Planning Board was distributed and is included with these minutes.

The members present agreed to take Frank Frazier's offer to create a first draft of the amendment to the Zoning Ordinance.

The meeting was adjourned at 6:50 pm.

The next meeting will be scheduled after Frank has produced the first draft.

Respectfully submitted:

Jim Murfey

Email from Laura Spector to Janet Murfey

September 24, 2009

Hi Janet.

I am so sorry that it has taken me so long to get back to you on this.

We think that the town can adopt an annual permit system as part of the zoning ordinance, but it shouldn't be called that. Instead, it should be a conditional use permit, which is issued by the planning board under RSA 674:21. You will need to provide standards for the planning board to apply in considering permits, such as the event will not cause a traffic hazard, will not exceed a certain noise, the property can accommodate the parking needs, etc.; and those standards will need to be applied to each application. The board must hold public hearings on the applications and the renewals.

Please note, these permits should only be given for properties where these events are occurring very occasionally. If the event is occurring on a regular basis, the property owner really should be required to get site plan approval. I also have some questions about the activities which are listed on the chart. It seems to us that theaters, hotels/inns/lodgings and day camps are more than simply occasional uses of properties. Moreover, I'm not sure what is meant by "alcohol," but serving alcohol is certainly not a use of the property.

As the planning board considers how to amend the draft, please let me know if I can be of assistance.

Thank you.

Laura