



**Meeting
Notes**

Attendees: Jon Levenstein, Chair
Dave Danielson
Bill Dermody
Karen McGinley
Jon Larivierre
Michelle Salvatore
Doug Pearson
Robert Jones
Rick Sawyer, AICP – Planning
Cynthia May - Planning
Ralph Willmer, FAICP – VHB

Date/ Time: April 15, 2010
6 PM

Project No.: 52023.00

Place: BCTV Meeting Room

Re: Master Plan Steering Committee

Notes taken by: Ralph Willmer

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- A. Chairman Levenstein opened the meeting at 6:00 PM.
 - B. Minutes of March 18, 2010. Approved.
 - C. Presentation of the Southern New Hampshire Planning Commission (SNHPC) Community Build-out Scenario - Amy Kizak and Linda Madorma of SNHPC

The presentation focused on the following points:

- The build-out includes 10, 20 and 50 year projections, with some information such as updated population and school-age children based on information provided by the Town
- First two build-out scenarios did not change since the original presentation
- The Town scenario shows a significant increases in commercial development, especially in the PZ

- Development density changed, particularly in the Rt. 101 mixed-use zone, the PZ, and near the proposed transit station
- Population still increases, but under the Town scenario it shifted to the more dense development
- The projections are land use based – it shows what can happen if every lot was developed
- This alternative clearly shows more undeveloped, but developable, land in the residential area of town
- Walkability increases substantially
- Projected emissions decrease
- Impervious surfaces still double, so the Town should consider low impact development
- Build-out is based on 45 new homes per year and full build-out would be reached in 73 years at that rate
- Solid waste disposal will increase – how will that demand be met?
- Should police services be co-located with new fire stations to meet additional demand for services resulting from build-out? Town might consider mutual aid and sharing services with adjacent communities. (Question – should the plan recommend that this be examined?)
- Will school age children numbers require additional classrooms in the future?
- Need to do a final review of the build-out study to see what areas need to be emphasized further – utilities, solid waste, regional transit, etc. – and adjust with respect to expected build-out

D. Ralph Willmer discussed the existing and future land use maps. The discussion included the following:

- Rick Sawyer will provide information about new subdivisions to put on the map
- Discussion ensued about how best to show the geographical extent of the Rt. 101 commercial development. One option is to show them on individual maps.
- VHB will provide a future land use map with specific zoning recommendations and one that is more of a bubble diagram
- Town received the last of the CTAP funding – to be used for generating renderings of some of the design concepts for the transit district and the mixed-use village district (three parcels)

E. Discussion of final plan format

- Samples of other VHB plans were circulated to illustrate several different formats, bindings, and covers
- Planning Board and Town Council will hold joint hearing for the presentation of the Plan (6/21/10?)

- VHB will set up an extranet site to upload documents that can be retrieved by Committee members
- Maps should be incorporated into text
- Provide copies of the Plan on CD and online
- Wire binding
- Provide estimate for additional printing
- For Planning Board/Town Council meeting, plan on a presentation of about one hour – similar to the March public forum

F. The next Steering Committee meeting was set for BCTV at 6:00 PM on June 2, 2010.

G. Meeting Adjourned at 8:00 PM.

Respectfully submitted by Ralph Willmer, FAICP
May 24, 2010

Next meeting scheduled for BCTV on June 2, 2010 at 6 PM.