TOWN OF MARLOW
PLANNING BOARD
REGULAR MEETING/ PUBLIC HEARING ON PROPOSED WARRANT ARTICLES
FEBRUARY 2, 2023
UNAPPROVED MINUTES

CALL TO ORDER: 7PM
ATTENDANCE: Deb Monte, Acting Chair, Bob Allen, Barry Corriveau, Tom Wiley, Judi Ryner, Secretary. Quorum established.
MEETING CLOSED.
PUBLIC HEARING CALLED : 7:02.
Quorum reaffirmed. No public in attendance .
Tom read the notice for the two Planning Board sponsored Articles to be submitted to the Town Warrant.
Deb noted the places for the posting of the Hearing Notice: the Town Website, the Town Office bulletin board and the Post Office bulletin board.
Tom noted that he would like to use the map that he produced and make it larger rather than the one from CAI and would contact them about doing this and then get back to me so that I can have all the material ready for Jacqui on the due date of 2/7/23.
The Secretary asked to add: "as defined by NHRSA 674:45" to the Historic Area Article after Historic District for clarification purposes. Members agreed.
CLOSED PUBLIC HEARING: 7:14
REOPENED REGULAR MEETING: 7: 15
Barry moved that the Planning Board include Tom's revised map as part of Article 1. Unanimous.
Barry moved that Article 1 as amended, be approved for submission to the Warrant forTown Meeting. Unanimous.

Article 1. **401/Zoning Districts:** To replace the existing map and legend with an updated color coded District Map and amend the legend and map to comply with the text under Article IV. / Designation of Zoning of Districts, District Boundaries, Village District (R-1), to reflect the 2014 Town Meeting approved changes to the Village District. See accompanying Proposed Map and Legend.

Land Use Regulations, Ordinances, & Procedures of the Town of Marlow, NH, updated 2019, p.9, Village District, p.11 Zoning Districts.

Barry moved that Article 2. be approved for the submission to the Warrant with the addition of the referral to the State Statutes. Unanimous.

Article 2. **Section 403.2 Historic Area:** Included in the Village District Section 403.2 is an area termed an Historic Area. It reaches out in a radius of half a mile, the center being Jones Hall. This area is not to be confused with an Historic District (NHRSA 674:45) which regulates by law the compliance of certain architecture with the historic significance of a particular period in buildings. The Historic Area is written into the Marlow Land Use Regulations to bring attention to existing historic buildings and places in hopes of retaining their physical appearance and highlighting historical significance.

Land Use Regulations, Ordinances & Procedures of the Town of Marlow, NH, updated 2019, p.12, Section 403/Village District.

APPROVAL OF MINUTES 1/5/23 Minutes accepted unanimously as presented.
APPROVAL OF NOTES FROM WORK SESSION 1/12/23 Notes accepted as presented.

COMMUNICATIONS: Deb expressed concern about updating names of current members on Town documents. Secretary will forward this thought to Jacqui.
Annual Report distributed to members to read. Members fine with document.

UPDATES: Church St. proposal for four apartments. Britton given the application for Variance. Letter also sent to him from ZBA noting that the application has to be received, signed and dated in order for process of appeal to begin.

Access to state building code: Jacqui has found access to the code. Bob has link and would like to download manual.

BUILDING PERMITS: Bob shared a permit that is involving the DES and how the process is working.

NEW BUSINESS: Budget: Board discussed the budget and thought that "Advertising" could be eliminated as it is no longer to place Hearing Notices in a local paper if the Town has a dedicated website. Also, the question of the number of manuals came up again but it was thought to leave the number as is. Typing was another question but board came to no decision on it. Bob will handle this at the Budget Meeting on Saturday.

NEXT MEETING: THURSDAY, MARCH 2, 2023.

MEETING ADJOURNED: 8:30

REMINDER: WORK SESSIONS WILL BE HELD ON THE SECOND THURSDAY OF EVERY MONTH STARTING IN APRIL FROM 7 TP 9. FIRST TOPIC: DEFINITIONS/POINT OF REFERENCE, IDENTIFY OUTDATED ONES, NEEDED REPLACEMENTS, AND POSSIBLE UPDATED ONES.

Respectfully submitted,
Judi Ryner, Secretary