Meeting convened at 7:00 p.m.

PRESENT: Nancy Teach, Planning Board Chair; Dave Blinn, Ex-Officio; Doug Phelps, Art Urie, Randy Monti, John Hodgson, and Paul Currier, Planning Board Members.

Also present were: Vicky Mishcon, Jeff Newcomb, Kathy and Jim Vashro, Betty and Bill Bardsley, and Steve Miano.

APPROVAL OF PREVIOUS MINUTES

* After review and discussion, the minutes of February 12, 2019 and February 26, 2019 were approved as amended.

Teach will finalize the approved February 12, 2019 and the February 26, 2019 minutes in the absence of Lisa Meier, Planning Board Secretary.

* After review and discussion, the minutes of March 26, 2019 were approved as amended.

Moyer will finalize the approved March 26, 2019 minutes.

PUBLIC HEARING – ANNEXATION FOR BARDSLEY (MIANO)

The Public Hearing opened at 7:15 p.m. The Bardsley property (Tax Map 25-606-176) and the abutting Miano property (Tax Map 25-606-176) are on Elbow Pond Road and are in the Agricultural Residential District. At the March 26th meeting, Bardsley presented the Board with a new survey as requested by the Board to show where the boundary line adjustment is with the abutting Miano property. The issue was for years, generally folks thought the boundary line between these properties was the fence line. However, an old survey did not agree with that information. Bardsley requested the boundary line be adjusted to coincide with what folks have generally thought; that the boundary line is the fence line. The application was deemed complete at that meeting. Tonight, Bardsley presented the Board with the Mylar for their signatures. Bardsley noted that there is a right of way for Proctor that is not noted on the survey, but is in the deed. Hodgson asked Bardsley to show where the Proctor Right of Way would be on the survey.

Public Comment

There being no public comment, Urie made the motion to accept the Annexation Plan. Hodgson seconded the motion. All in favor. The Annexation Plan is accepted. The mylar was signed by members of the board and will be filed at the Merrimack County Registry of Deeds by Moyer.

NON-BINDING CONSULTATION FOR 120 VALLEY ROAD (Tax Map 23-323-194) by Kathy and Jim Vashro

The Vashro’s are potential purchasers of this property. The property has approximately 118 acres and lies in the Agricultural Residential District. The property is in Current Use. There is a home on the property along with an airplane hangar/garage. The Vashro’s asked many questions including the following:

* Subdivision - Can the property be subdivided?

The Board explained that in that district the property needs at least 250’ of road frontage on a Class V or better road. That district also requires a minimum of two acres. Additionally, the depth ratio of 4-1 must be taken into account on the lots so that the lots are not made into bowling alley lots.

* Farm Stand – Can they have a farm stand? The Board said yes
* Airplane Hanger/Garage – Can it be turned into two separate apartments, one for each of their aging parents? The Board indicated that they could not, but explained that an Accessory Dwelling Unit (ADU) attached to their home is something to think about. The Board explained they could do one ADU per parcel of land. A detached ADU requires a Special Exception from the Zoning Board of Adjustment (ZBA).
* Boat Storage – Could the airplane hangar/garage be used for storage. The Board indicated that Site Plan Review would be required because it’s a change of use of the property.
* Parking Campers/Campground – Could they park campers on the property to use as dwellings? The Board explained by town ordinance a camper cannot be lived in for more than 90 days. If the camper is vacant and only parked on the property, it can be there forever. Additionally, Site Plan Review would be required for a campground because it is a change in use of the property.
* Weddings at the Farm – Could the property be used for weddings? The Board indicated that again, Site Plan Review would be required because it is a change in use of the property.

The Board explained that Site Plan Review is to review their plans, the septic system, water, etc…Once completed, then a Public Hearing for the abutters is scheduled.

RESIGNATION FROM THE PLANNING BOARD

Paul Currier resigned from the Board effective tonight. Currier will wrap up any unfinished work on the maps and make sure everything up to Town Meeting 2019 is completed. The Board thanked Currier for his service to the Town. Currier handed Moyer his Planning Board notebook, his signed 2013 copy of the Master Plan, and several copies of the 2007 Master Plan Build-Out Analysis prepared by the Lakes Region Planning Commission. Please see attached letter to the Board and Select Board from Currier.

SPRING PLANNING AND ZONING CONFERENCE

Teach encourage members to sign up for the 2019 annual conference held in Concord on June 1, 2019. Conference information was presented. Moyer will send an email to members so each can indicate what sessions they would like to attend in hopes that all sessions are covered by someone on the Board.

REORGANIZATION OF THE BOARD

Urie nominated Teach to remain the Chair of the Board. Phelps seconded the nomination. All in favor. Teach will remain as the Planning Board Chair until the first meeting after Town Meeting 2020 when the Planning Board rules state that the Board must reorganize.

Teach nominated Urie to be the Vice-Chair of the Board. Phelps seconded the nomination. All in favor. Urie will be the Planning Board Vice-Chair until the first meeting after Town Meeting 2020 when the Planning Board rules state that the Board must reorganize.

Teach nominated Phelps to remain as the Secretary of the Board. Urie seconded the nomination. All in favor. Phelps will be the Planning Board Secretary until the first meeting after Town Meeting 2020 when the Planning Board rules state that the Board must reorganize.

ENFORCEMENT

The Board discussed the Enforcement flow chart that Phelps developed. Blinn shared the chart with the new Select Board members and will have the Town Attorney review it for his input. Teach encouraged the Select Board to help with the enforcement now that there are some funds available for a deputy zoning administrator. Moyer will bring six to seven enforcement issues and sample letters to the next Board meeting.

The Board discussed “procedures” and how to handle enforcement and violations.

Blinn indicated that the Select Board is meeting with the Road Agent tomorrow and will ask for his recommendations on someone to assist with enforcement.

Moyer asked about how the Town plans to handle Air B&B places in town as there are several known throughout town.

John Hodgson will research along with Randy Monti different area towns for how they handle those. The Board told Hodgson that both the New Hampshire Municipal Association and the Lakes Region Planning Commission might have some available information on this topic to assist in the research.

ADJOURNMENT

Teach made the motion to adjourn the meeting at 8:55 p.m. Urie seconded the motion. All in favor. The meeting adjourned at 8:55 p.m.

Minutes prepared by Patricia Moyer in the absence of Lisa Meier, Planning Board Secretary