APPROVED

Planning Board Minutes

February 23, 2021

Due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu’s Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically. The public has access to contemporaneously listen and participate in this meeting through the video.

Members present: Art Urie, Chair; John Hodgson, Vice-Chair; Nancy Teach; Randy Monti; David Powers; Donna Duclos; Ken Wells, Alternate; and John Kinney, Ex-Officio

Also present: Pat Moyer, Planning & Zoning Administrator; Mark Stetson; Greg Stetson; Russell Michaud; Jeff Dickinson; Thomas Taylor; Mindy Taylor-Bosworth; Clayton Platt and David Krause

Minutes of February 9, 2021

Duclos - Motion to approve as amended

Hodgson – Second

Unanimous – Vote via roll call to approve

Non-Binding Consultation: Alex Thornton – Used Car Sales; 418 Main Street; Tax Map 27, Lot 393,012 in the Agricultural / Residential Zone

The board did not act on this item as the applicant was not present

Planning & Zoning Administrator Report

1. John Guiheen, Potters Road. A letter was sent to him regarding no building permit and Guiheen has responded with a building permit application and has paid fees. In review of prior minutes, there is nothing that indicates the Planning Board had sent a notice to the Selectboard.
2. Shawn MacKinnon, 266 Main Street – would like to keep both items on the table for sale of the property ( 4-unit residential building and 5-unit commercial building). Urie stated a Site Plan Review should be applied for. Moyer asked if Avitar should be doing this rather than the Planning Board and Urie responded that the Planning Board should be changing the number of units through a Site Plan Review. Kinney stated that there is septic and parking for a 5-unit building. Teach stated the board needs to handle the number of livable units rather than financing. Mark Stetson stated that the assessor will assess what is physically there for the number of units. Duclos asked what determines a unit and the response was a kitchen, sleeping quarters, living room and bathroom. Wells asked if there is separate electric for each unit and the response was yes. Teach stated the board needs to invite MacKinnon to the Planning Board for a Site Plan Review with the option to say whether this is a 4 or 5 unit building with the stipulation that when a determination is made, come back to the Planning Board and then send results to Avitar. Urie stated the board should not have to do this – just send to Avitar. Stetson stated that if the building was assessed and the owner wants to change the number a month later, the change will not be included in the assessment until the following year. Monti asked if the owner would have to come before the board should they wish to downsize the number and Hodgson stated that it needs to be made clear that if the number of units is to be changed it is not automatic. Art stated a Site Plan Review is necessary should the owner want to change the number of units. Teach asked if the board would make a decision and Urie responded that the board needs to wait until a proposal for change is presented and a Site Plan Review cannot do a change on number of units.

Non-Binding Consultation: Dan Labonte with David Krause as agent for a minor subdivision for 243 Currier Road, Tax Map 3, Lot 290,580 in the Agricultural / Residential Zone

A minor subdivision application was presented to the board for review. The abutter list and all fees have been provided. Kinney asked if the remaining parent lot would meet the 4:1 depth to width ratio and Monti replied that he believes this would be a misinterpretation of the rule as there is nothing about the current lot that is illegal. Kinney asked what the distance along the back lot line is and Krause replied 1740’. There being no further concerns, Powers made a motion to deem the application complete. Duclos seconded the motion and the board voted unanimously in favor via roll call vote to deem the application complete. A public hearing is scheduled for Tuesday, March 23, 2021 at 7:15 p.m.

Non-Binding Consultation: Mindy Bosworth and Thomas Taylor for a minor subdivision at 102 Plains Road, Tax Map 11, Lot 017,128 in the Rural / Residential Zone

A minor subdivision application was presented to the board for review. The property is 5.40 acres and the applicants would like to divide out 1.76 acres for the new lot leaving the parent lot at 3.78 acres. It was asked how close the well and septic for the existing home would be to the new lot and the response was over 1000’. The board advised the applicant that the application would be reviewed for completeness at their March 23, 2021 meeting.

Non-Binding Consultation: Mark Stetson and James Emerson for a Lot Line Adjustment / Annexation. The property is on Beech Hill Road and is Tax Map 12, Lot 431,538 and Tax Map 5, Lot 343,070 in the Agricultural / Residential Zone

A lot line adjustment / annexation application was presented to the board for review. Stetson currently owns 31.78 acres and would like to purchase 18 acres from Emerson and is requesting a lot line adjustment. The board advised Stetson they would review the application for completeness at their March 23, 2021 meeting and should it be deemed complete, they will act on the application on April 13, 2021.

Non-Binding Consultation: Russell Michaud for a possible wind / solar farm for property on Dawes Road, Tax Map 14, Lot 347,130

Michaud stated that he is contemplating a solar / wind farm on his property of 144 acres and is looking for a company to lease from. Kinney asked if it would be kilowatt or megawatt and Michaud responded that the company he leases from would make that determination. Monti stated that kilowatt would be for a non-commercial operation and megawatt would be for a commercial operation. Kinney asked if this were a commercial operation, would a Variance be required from the Zoning Board and the response was yes. Kinney asked if Michaud would lease to the provider for wind and/or solar and Michaud responded yes. Duclos asked if there was enough potential for wind and would he need to clear cut for solar. Teach advised Michaud may want to consider inviting providers to his property. Duclos offered to connect Michaud with someone for advice. Kinney provided Michaud with the Zoning Ordinance section pertaining to wind / solar. Stetson stated that the Groton assessor for wind process has indicated that the State Evaluation Committee is involved once a wind / solar farm is a certain size and the infrastructure is pretty significant off-site and on and recommended Michaud speak with Ivatrola. Stetson also stated that the state has already been mapped for conducive property. Wells asked where the property is in relation to the SRK Gateway and that an obstacle won’t exist for solar as for wind by the State Evaluation Committee. Urie asked Moyer to provide Michaud with contact names once she receives them.

Continued Review of Proposed Zoning Amendment

Urie stated that permitted uses in the Conservation Subdivision Zone need to be determined. Teach asked if this would make the application and implementation process simpler. Wells asked if there is a model of another town to reference and Kinney replied Great Pines in New London.

Additional Items for Consideration

1. Teach reminded the board that the town voted in 2018 to remove the Site Suitability requirement by the Planning Board.
2. The next Planning Board meeting will be Tuesday, March 23, 2021.

There being no further discussion, the meeting was adjourned at 9:04 p.m.

Submitted by,

Lisa Meier

Recording Secretary