APPROVED

Planning Board Minutes

July 28, 2020

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: Nancy Teach, Chair; John Hodgson; David Powers; Randy Monti; Donna Duclos, Alternate appointed to Doug Phelps position; and John Kinney, Ex-Officio

Also present: Pat Moyer, Planning & Zoning Administrator; AJ Giglio

Minutes of July 14, 2020

Kinney - Motion to approve as amended

Powers – Second

Unanimous – Vote via roll call to approve

Completeness Review and Public Comment: Constance McLeod for a Lot Line Adjustment on previous subdivision – Monticello Drive with Ray Critch of Horizon Engineering as agent. Property at Tax Map 18, Lots 432,002 and 444-64 in the Agricultural / Residential Zone

The board received the Lot Line Adjustment Application. There being no public input, Teach advised that the board is required to have a thirty (30) day window for public input. Kinney made a motion to accept the application as complete barring no negative public input through August 13, 2020. Powers seconded the motion and the board voted unanimously in favor of accepting the application as complete barring no public input through August 13, 2020.

Non-Binding Consultation: A Site Plan Review for AJ Giglio, representative for AABL, LLC ( The Refinery Restaurant ) to construct a pole barn. The property is 4 Mill Road, Tax Map 28, Lot 294,105 in the Village Zone

A Site Plan Review Application was received by the board along with the diagram indicating the location of the structure and parking spaces, an abutter list and fees. The proposal is to replace the existing temporary tent for outdoor seating with a permanent pole barn. The board reviewed the application. The board asked about the number of parking spaces and the response was that there was room for 91 spaces total and 50 have been achieved and indicated on this new plan. The new structure would remove 8 spaces; however, there is ample space for parking out back of the restaurant. Powers asked if the lighting would remain the same and the response was yes; however, the lighting may be LED. Teach asked if the pole barn structure would be open on all sides and the response was per Department of Health and Human Services (DHHS), the structure has to remain open at this time; however, once the pandemic no longer exists, it can be partially enclosed. Teach asked if the “existing septic” indicated on the plan has been discontinued and the response was yes it has. The new septic system is adequate. Monti asked if there were plans for the structure yet and the response was that they are currently being worked on. The gable ends of the structure would face Mill Road and the restaurant building. Powers asked that if this becomes regular seating, what would the capacity be and the response was approximately 75 people. Hodgson asked if septic concerns would be encountered and the response was no, however, AJ would confirm this with the State. Kinney asked if additional parking is needed in the rear of the building or if the septic needed to be extended to the rear, would there be any concern with space and the response was no there would not be a concern. Monti asked what months would this be utilized if it is a 3-season use and the response was May through October. Monti stated he still has concerns about the design of the structure and AJ responded that he would provide a design. Powers stated he feels public concern and comments would pertain to parking on Mill Road. There being no further discussion, Powers made a motion to deem the application complete contingent upon details of the design of the structure including elevations. Teach seconded the motion and the board voted unanimously in favor, by roll call vote, of deeming the application complete contingent up details of the design of the structure including elevations. A public hearing is scheduled for Tuesday, August 11, 2020 at 7:15 p.m.

Additional Items for Consideration

1. Teach stated that the Planned Unit Development (PUD) Committee is moving along per Art Urie.
2. Moyer stated she is revisiting the “enforcement” project and sending out violation notices.

There being no further discussion, the meeting was adjourned at 8:30 p.m.

Submitted by,

Lisa Meier

Recording Secretary