APPROVED

Planning Board Minutes

June 8, 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: Nancy Teach, Chair; Ken Wells; David Powers; Donna Duclos; John Hodgson; Randy Monti, Alternate; and John Kinney, Ex-Officio. Art Urie joined the meeting at 7:20 p.m.

Also present: AJ Giglio, The Refinery; Stefan Timbrell; Tiffany & Andrew Perkins; Nancy Robart

Teach opened the meeting at 7:01 p.m. with a roll call of board members.

Minutes of May 25, 2021

Duclos - Motion to approve as amended

Powers – Second

Unanimous – Vote via roll call to approve

Announcements / Correspondence

1. The Planning Board’s June 22, 2021 meeting will be held at the town hall meeting room as a notice was sent advising that local boards can hold in-person meetings as of June 12, 2021. The Selectboard voted to allow this; however, non-vaccinated persons will be required to wear masks and the 6’ social distancing will be required. A total of three persons will be allowed in the waiting area and the meeting room will be limited to 15 persons including the board members. Hodgson asked if there were any special measures taken regarding air and the response was no special ventilation measures have been taken; however, the building is air conditioned.
2. Monti advised the board should include information regarding the NH Housing Appeals Board in the Zoning Ordinance as this will need to be addressed in the future.

Continued Non-Binding Consultation: AABL, LLC – The Refinery, with AJ Giglio representing, Tax Map 28, Lot 294,105 in the Village Zone to install a fence and tent

Per the board’s request, Giglio provided a diagram of the property indicating the location of the fence and tent. The proposed tent is 40’ x 60’. Monti stated he was unclear as to what the board was approving. Teach and Giglio explained that due to COVID-19 outdoor dining was approved by the state through June 30, 2021. Starting July 1, 2021, the board would need to approve the tent and outdoor seating for the restaurant. Duclos asked if there would be outdoor / live music as was previously discussed. Giglio advised they purchased a decibel meter as 60db is the limit at the property line. Monti stated he did not imagine having a band playing outside in the tent and there not being more than 60db at the property line. Monti asked if they could have the band(s) inside and Giglio responded the could not due to not having a sprinkler system. Monti stated 60db is about the sound level of normal conversation. Powers stated that the orientation of the band would help in meeting the 60db limit at the property line. Monti stated that the board could re-address the music should there be any complaints to the restaurant or the town. Powers asked how late the music would go and Giglio replied the ordinance states it can go until 10:00 p.m. Teach asked for a show of hands supporting having the outdoor tent and the board was unanimous via roll call vote. Powers asked Giglio if a letter to the NH Liquor Commission is needed providing approval of the board and Giglio replied yes and he would provide the wording to Teach for the letter.

Board Action: A Lot Line Adjustment for the Walter and Gretchen Durack, with Stefan Timbrell as agent. The property is Tax Map 21, Lot 619,561in the Village Zone

Teach brought forth the application at 7:30 p.m. Powers abstained and Monti will act on this application.

There is a 22’ strip of land currently owned by Andrew & Tiffany Perkins allowing them access to the rear of a lot they own. They are looking to sell this strip of land to Walter & Gretchen Durack as they own the lots on either side of this strip of land. The Perkins will still have access to their lot via a different spot on the lot. Robart stated she is intrigued by the invite and is happy with the way the owners were able to work this out. Urie stated he was under the impression the Perkins were looking for an additional access way to get to their property and Tiffany responded that they were unable to work that out so they came up with another agreement between the parties involved. Urie asked if the board has the survey in a form to be recorded at MCRD ( Merrimack County Registry of Deeds ) and the response was that it was not yet available but would be provided. There being no further discussion, Teach asked for a vote to approve the lot line adjustment. The board voted unanimously via roll call vote to approve the lot line adjustment.

Reports

Planning & Zoning Administrator

1. Teach will help Moyer complete the OSI Survey
2. Powers asked if the mylar for Buswell has been received and Teach responded she was unsure.

Teach – Zoning Maps

1. Has not heard from Lakes Region Planning Commission

Monti regarding Jon Champagne

As Monti is resigning from the board, Powers has offered to fill Monti’s position overseeing Champagne’s aggregate operation. The board voted unanimously in favor via roll call vote. Monti stated all items requested for Champagne to submit before work begins need to be submitted to the Planning and Zoning Administrator and asked if anyone was picking them up as Moyer is out on medical leave. Duclos will connect with Moyer to get these items.

John Kinney – Selectboard

1. B&S Diesel – an email sent by Town Administrator Marj Roy to town attorney Matt Serge was forwarded to Kinney regarding whether Johnson Lane is a town road or a private road.
2. The Champagne reclamation plan and site plan were reviewed by the Selectboard and the Selectboard has requested a $100,000 bond from Champagne.
3. The applications for appointments / reappointments to board and committees to need to be completed by board / committee members.

PUD Update – John Hodgson

1. Hodgson gave a brief overview of the difference pertaining to pages 6 and 8 of the document that was sent to board members on May 26, 2021 and was looking for input from other board members. Other board members did provide input and some changes were made to the document. Wells stated that the board needs to determine the definition of a conservation.

There being no further discussion, the meeting was adjourned at 9:00 p.m.

Submitted by,

Lisa Meier

Recording Secretary