APPROVED

Planning Board Minutes

May 26, 2020

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

Also present: Pat Moyer, Planning & Zoning Administrator; Spencer Tate, Meridien Land Services; Carol Ryder, abutter; Joe & Malora Rice

Completeness Review – Joe & Malora Rice for an agricultural business at 72 Main Street, Tax Map 19, Lot 337,131 in the Village Zone

The Site Plan Review Application was reviewed for completion. It was noted that the property is now located in the Village Zone. Moyer asked what the name of the business is and the response was Crow Tree Farm. The board requested that retail sales be added to the proposal description. Much discussion took place regarding the ability of vehicles to turn around in the parking area as some board members felt that it was unsafe with the amount of area available. Hodgson asked what the access point is and the response was it is a prior driveway access. Teach recommended the creation of a turn-around area. Urie stated that parking signs need to be posted and Malora responded that there will be parking signs. Teach stated she had received and email from an abutter indicating that they were concerned with the traffic and the speed of the traffic on Route 11 should the vehicles be backing out of the parking area onto the main road and she believes there will be accidents. Ryder stated that she did not have any concerns with the proposal and does not feel that there would be increase in accidents. Kinney, who resides a few houses down the road, stated that there is a greater amount of traffic at his home than it would be at the proposed location and does not feel that there would be more accidents. Teach stated she received an email from NH DOT representative looking for the proposal plans in order to make an informed decision as they currently have two concerns; the first being the location of the stand in relationship to the right-of-way and the second being the location of the parking spots in relationship to the right-of-way. DOT stated in an email to Teach that the farm stand is unlikely to have much, if any, impact on the state road. There being no further discussion, Urie made a motion deeming the application complete. Phelps seconded the motion and the board agreed unanimously in favor of deeming the application complete via roll call vote.

Public Hearing – Joe & Malora Rice for an agricultural business at 72 Main Street, Tax Map 19, Lot 337,131 in the Village Zone

Teach opened the public hearing at 7:30 p.m.

There being no further discussion, the public hearing was closed at 7:31 p.m. Powers made a motion to approve the application. Phelps seconded the motion and the board agreed unanimously in favor of approving via roll call vote.

Non-Binding Consultation: Rosemarie Roz for a Minor Subdivision at 52 Tilton Brook Road, Tax Map 24, Lots 306,026 and 210,228 in the Farm & Agricultural Zone

A minor subdivision application was previously received and distributed to board members via email. The proposal is to divide out 5.4 acres from the parent lot of 25.3 acres thereby separating the two homes, wells, septic systems. It was explained that there is an existing driveway easement for abutters the Cloutier’s. Hodgson asked if this division meets the 4:1 depth to width ratio and Phelps stated he does not see any

Issues with it. Urie stated he had a concern with the boundary line agreement as it should be indicated on the survey or recorded. Tate responded that the boundary line was agreed upon between Roz and the Cloutier’s and it will be recorded along with the subdivision plan. Urie stated he was concerned with future deed searches. Roz stated she would have the agreement recorded also. Hodgson asked about the road frontage where the road changes from Class V to Class VI. The response was the new lot will have 250’ of road frontage and the parent lot will have 350+’ of road frontage. There being no further discussion, Phelps made a motion to deem the application complete. Urie seconded the motion and the board voted unanimously via roll call vote to deem the application complete. A public hearing is scheduled for Tuesday, June 6, 2020 at 7:15 p.m.

Minutes of May 12, 2020 – approved as revised.

Update on Official Town Map by Doug Phelps

Phelps stated that Lake Region Planning Commission ( LRPC ) has the capacity to prepare two large prints and an electronic copy for the Village Zone changes that were voted on at the 2020 Town Meeting. Teach stated that property owners tax maps will need to be updated accordingly and that Avitar would like a list of the affected lots in order for them to be updated. Teach and Moyer will provide this information to Avitar.

Planned Unit Conservation Subdivision Draft Proposal

Urie distributed a draft copy of the proposed Conservation Subdivision proposal to the board members for discussion and review. Hodgson stated he is concerned with the title of the proposal and would like “hereafter referred to as Conservation Subdivision” included. Phelps stated that applicants would need to apply for a mortgage with the correct name on the proposal. Kinney stated that the industry standard language is “Planned Unit Development” and asked why we would want to change the name. Phelps stated that it is a stigma and Kinney indicated that there are several in the area and they are not looked at as a stigma. Teach advised that maybe the name “Conservation” might have some appeal. Kinney stated that the outline of detail is proper; however, he is still concerned with changing the name from Planned Unit Development to Planned Unit Conservation Subdivision. Powers stated that Londonderry has both a Planned Unit Development and a Conservation Subdivision in their regulations and each deal with their own specifics. Urie stated that Conservation Subdivision might be more attractive to people. Powers asked how the board came up with the 40% open area and Urie stated the board may want to revisit that percentage. Kinney asked if any developer would want to take on a project if they would have to have 40% conservation land. Urie stated the developer would have other benefits. Phelps asked if the board might entertain a second opinion and Teach stated Town Counsel will review the document during the process of creation. Kinney stated that an independent third party should review for errors. Monti stated that he feels 40% is needed to get this approved at town meeting. Teach stated that a work session will take place due to the concerns with the percentage of open space and the title.

There being no further discussion, the meeting was adjourned at 8:35 p.m.

Submitted by,

Lisa Meier, Secretary