APPROVED

Planning Board Minutes

November 23, 2021

Members present: Nancy Teach, Chair; Donna Duclos, Vice-Chair; John Hodgson; Ken Wells; and John Kinney, Ex-Officio

Also present: Daryl Baker; John Whyte; Paul Mulcahey; Pat Moyer, Planning & Zoning Administrator and Lisa Meier, Recording Secretary

Teach opened the meeting at 7:00 p.m.

Minutes of November 9, 2021

Duclos - Motion to approve as amended

Kinney - Second

Unanimous – Vote via roll call to approve

Board Action – Boundary Line Adjustment – Josh Gee, 254 Currier Road Tax Map 3, Lot 728,495 and Sean Stack, Raccoon Hill Road, Tax Map 3, Lot 716,285 in the Agricultural / Residential Zone

Moyer stated she received one comment from an abutter indicating that there is not a driveway on Stack’s property from Raccoon Hill Road. Stack is utilizing Gee’s driveway for access along with the snowmobile trail. There are no wheeled vehicles allowed on the snowmobile trails. The comment also indicated that there are multiple campers parked on the property.

Non-Binding Consultation: Whytes Logging regarding property on Route 4A, Tax Map 28, Lot 386,337 in the Forest / Agricultural Zone

Whyte is interested in a property on Route 4A which borders Bog Pond to relocate his business from its current location in Boscawen. The property consists of 25 acres. Concerns of the board include:

1. How many driveways will there be? The response was one with two road cuts as it will be horseshoe shaped on a state road.
2. How much clear cutting will there be? The response was only what is necessary.
3. How many buildings will there be? The response was two – one will be heated and the other will not. Kinney advised a Special Exception would be necessary from the Zoning Board of Adjustment.
4. What is the reason for clearing so much of the land? The response was for visibility for the large trucks. His current location is nine acres housing offices and truck / equipment space.
5. What is the turning radius of his largest vehicle? The response was 100 feet.
6. How many trucks and trailers will there be? The response was seven of each.

Completeness Review – Minor Subdivision for Daryl Baker for property on Chase Hill Road, Tax Map 9, Lot 547,088 in the Agricultural / Residential Zone

A non-binding consultation was held on August 10, 2021. There is a total of twenty-three acres and he would like to do a minor subdivision. A survey was received. Kinney stated that there is a provision in the Subdivision Regulations pertaining to the depth-to-width (4:1) ratio and Baker stated there is sufficient road frontage. Teach asked if there were any structures on the property and the response was no. The application could not be deemed complete as the Board had concerns pertaining to the depth-to-width ratio.

Non-Binding Consultation: Millenial Movers for a Site Plan Review for 519 Main Street, Tax Map 27, Lot 658,134 in the Village Zone

Millenial Movers was not present for this discussion. Teach stated she is very concerned with the operation of a business without approval. Moyer will contact the owner of the property.

Selectboard Report – John Kinney

1. The budget is still being worked on.

Planning & Zoning Administrator Report

1. The plat was received for the Edgar subdivision and it was signed by Teach and Duclos.

Conservation Subdivision Update

1. Wells distributed a proposed Beacon article for review and comments.

There being no further discussion, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Lisa Meier

Recording Secretary