APPROVED

Planning Board Minutes

October 26, 2021

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

Also present: Pat Moyer, Planning & Zoning Administrator; Amy Schneider; Peter Brankman; Sandra Graves; and Lisa Meier, Recording Secretary

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

Minutes of October 12, 2021

Powers - Motion to approve as amended

Wells - Second

Unanimous – Vote via roll call to approve

Selectboard Report – John Kinney

1. The period in which B & S Diesel had to respond regarding the Cease and Desist Order has expired. The U-Haul operation is no longer on site. The concerns are the hours of operation, the number of vehicles on site, and parking in the right-of-way.

Planning & Zoning Administrator Report

1. Moyer stated that Millenial Movers is in the process of moving out of their location; however, Mr. Mathewson will be coming before the board regarding his prior non-binding.
2. Moyer distributed a note from Fire Chief Rene Lefebvre advising he has no concerns with the Edgar subdivision.

Public Hearing: Minor Subdivision for Amy Schneider for property on Old College Road, Tax Map 24, Lot 747,022 in the Forest / Agricultural Zone

Duclos opened the public hearing at 7:15 p.m. There are twenty-five acres and the request is to divide this into two lots – one being 12.87 acres and the second being 12.66 acres. The deeds and mylar have been received. Schneider indicated an error on the mylar for the address and will have that corrected as well as the “note” pertaining to fire suppression. Brankman stated there is a lot of wetlands on the property and was concerned with the location of future homes being built on them. Schneider replied that they are not “official” wetlands and Powers stated that wetlands do not figure into a minor subdivision. Graves stated she is concerned with the road and future subdivisions of the property. Powers replied that the Forest / Agricultural Zone requires a Special Exception from the Zoning Board of Adjustment in order to build any homes. Kinney stated that on the 2007 Build-out Analysis, this lot was considered a subdividable and buildable lot. Hodgson stated that an earlier deed alluded to two existing wells and asked if they were on either of these two parcel. Schneider replied that they are on the property from the original subdivision. There being no further discussion, the public hearing was closed at 7:35 p.m. Urie made a motion to approve the minor subdivision. Kinney seconded the motion and the board voted unanimously in favor of approving the minor subdivision.

Conservation Subdivision Update – Ken Wells

1. Wells stated that his article was submitted to the Beacon and printed and he is working on a subsequent article for the December 2021 Beacon issue.
2. Wells stated editing of the working draft is continuing.
3. Public hearings will be scheduled at the next Planning Board meeting.

Solar Garden Information

1. Urie stated he does not believe that zoning needs to be changed for solar and Powers stated he believes that it does. Wells stated the board needs to look at pros and cons for private versus municipal. Kinney stated that there is nothing in the Zoning Ordinance stating someone cannot have a solar farm. Duclos suggested reviewing model language of other towns regarding “solar”. Wells stated the Community Power Act was adopted in 2019. Kinney asked if anyone had any details on the contract for the Stetsons and nobody has any. Hodgson stated the board needs an opinion from Town Counsel to determine if we need to define accessory uses and address RSA 472:1, 111-D and how it relates to accessory uses.

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

Respectfully submitted,

Lisa Meier

Recording Secretary