

44 The Board had general questions to include the proposed driveway and whether the
45 road agent is involved. Alden confirmed he had a call in to him but that Lucy had
46 spoken with him. The approval is in the works.

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48 Lighting was discussed to be sure neighbors would not be affected by lighting and the
49 applicant understood dark sky compliant lighting.

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51 The waivers were addressed:

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53 Landscaping waiver: All landscaping is already existing. Tyson made a motion to
54 accept the waiver, Kent seconded. Discussion: None. Vote Unanimous. Waiver
55 granted.

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57 Lighting plan waiver: Although they have not provided a formal lighting plan, the lighting
58 is all outlined on the plan, with pictures of the type of lighting to be used. Joshua made
59 a motion to waive the lighting plan conditioned on the partial lighting plan provided.
60 Kent seconded. Discussion: None. Vote: Unanimous. Waiver granted

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62 Traffic study waiver: Alden presented a letter from his engineer outlining the expected
63 traffic to the property. It is not a full blown traffic study, but they wanted to show vehicle
64 trips now and what they expect. There is a slight increase, but not drastic. Tyson made
65 a motion to grant the waiver, Kent seconded. Discussion: None. Vote: Unanimous.
66 Waiver granted.

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68 Noise waiver: The Board agreed there would be very limited noise from a B&B or the
69 sheep. Joshua made a motion to grant the waiver, Kent seconded. Discussion: None.
70 Vote: Unanimous. Waiver granted.

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72 Tyson made a motion to approve the plan with the condition that the applicant obtain a
73 driveway permit. Kent seconded. Discussion: None. Vote: Unanimous. The site plan
74 was approved with the condition of the driveway permit.

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76 **Other Business:**

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78 Tyson asked what the Board would like him to contact Adrienne Hutchinson about. Art
79 explained she would like to schedule a time for a representative from the Central NH
80 Planning Commission to come in to discuss the recent impervious mapping project.
81 Tyson will contact her.

82
83 Joshua brought up the issue of traffic on Oxbow Road as a general problem, not related
84 to the projects that came before the Board. He inquired as to Concord's position on
85 this. Art discussed the impact fee Concord collected when the gas station went in and
86 the fact that Concord wants a traffic light but nobody really wants to pay for it. The
87 Board talked about the amount of traffic in the Oxbow Pond area and the neighbors'

88 concerns. Hillary wondered if the Board needed to have a conversation about the issue
89 to determine what, if anything, it could do. Art said there's not a lot the Board can do
90 but acknowledged that the people on that road have real concerns and we need to
91 listen and address applicants concerns to the best of the Board's ability when they do
92 come in. Tyson said Concord and the State of NH are talking about who is going to put
93 the traffic light in and it's not something we need to be involved in.

94

95 Tyson let the Board know there was a candidate's night at the Town Hall Friday night
96 and encouraged the PB members who are running to show up. Joshua would be there.
97 There are three people running for the Board of Selectmen spot as well.

98 George made a motion to adjourn. Kent seconded.

99 Vote: Unanimous

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101 Meeting adjourned at 8:00 p.m.

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103 Lori Gabriella, Secretary

Next meeting: March 8, 2016 at 7:00 p.m.