

45 meet those requirements. Craig and Kelly said the initial thought was to have the truck
46 so they could also take it to the farmers market or to Market Days in Concord, but have
47 not made a decision on truck versus farm stand.

48

49 Jim and Kent asked about signage. They would like to have a sign and would be sure it
50 fit within the regulations.

51

52 Jim's opinion was they could start selling ice cream and if they find sales were going
53 better than they thought, they could come back to establish that as part of the site plan.
54 Craig felt the trial period is the best approach. Kent suggested if they come back to
55 amend the site plan, they provide as much information as possible. The Board agreed
56 and wished them luck.

57

58 **Public Hearing for LeClair Bell Trust Subdivision Application, Carter Hill Rd. &**
59 **Rte. 132, Map 247, Lot 27:** Lori informed the Board there were issues with the abutter
60 notices. The notices published in the Concord Monitor, at the Town Office, and Country
61 Store were all correct. The notices sent by certified mail to abutters had the wrong
62 hearing date. When Kathy Temple called Lori to point out the error, Lori called each
63 abutter by phone and notified them of the correct date. Some abutters wanted to attend,
64 and were here, and others were fine with the hearing going forward tonight and did not
65 have an interest in attending. One abutter, Arthur Landry, stated he would like to attend
66 but was leaving for vacation. Arthur had already spoken with Dick LeClair previously to
67 discuss what was going on at the property. After discussion with Lori, Arthur was fine
68 with the project moving forward as long as she conveyed his concern. Arthur has sheep
69 and ducks and was concerned about the new people having issues with his animals, or
70 the children coming over to his property. He was also concerned about how close any
71 buildings would be to his property line. Lori informed him there were requirements for
72 the placement of buildings and any neighbor related issues are not a Planning Board
73 issue. He understood. She also confirmed that Arthur discussed his concerns with Dick
74 LeClair. The Board noted his concerns.

75

76 After hearing the notice issues and efforts to correct it, Jim said notices were sent out
77 timely and felt we met our ethical obligation to correct the situation. The abutters
78 received the due process required and the correction was made by phone. The Board
79 left it up to the applicant if they wanted to hold the hearing, or continue it until the first
80 meeting in August. Kathy Temple, an abutter, spoke in favor of holding the hearing
81 since many were present and the others were contacted. After discussing the pros and
82 cons, the applicant decided to move forward.

83

84 Kent moved we go ahead with the meeting. Joshua seconded. Vote: Unanimous.

85

86 The Board asked Lori if the application appeared complete. She confirmed it did and
87 that no waivers were requested. Kent made a motion to accept the application as
88 complete. Tyson seconded. Vote Unanimous. Application was accepted as complete.

89

90

91 Public hearing: Web Stout, the applicant's surveyor, spoke on behalf of the applicants.
92 The property consists of about 13.5 acres at the corner of NH Rte. 132 and Carter Hill
93 Road. There is an existing house on the property which will end up being on the 6.3
94 acre lot (the L shaped lot on the proposed plan). The second lot will be 7.3 acres. It is
95 in the agricultural zone with minimum requirements of 5 acres and 300 feet of frontage.
96 Both parcels have more than enough frontage. Both are over 5 acres and therefore do
97 not need State subdivision approval. The wells are identified on the plan along with
98 topo. Web pointed out the proposed driveway which was submitted for approval on
99 June 6th. He's left multiple messages with the State but does not yet have a response.
100 Jim stated we can subdivide without a driveway, but you can't get a building permit until
101 you have the State permit. Jim wanted to point out for the record that lot 27 (L shaped)
102 is an irregularly shaped lot, but is no more irregular than before the subdivision.

103
104 Web said they won't have a problem if the Board wants to make the driveway approval
105 a condition of the subdivision approval. The Board did not feel that was necessary.

106
107 After the Board reviewed the plan and asked all their questions, abutters were asked for
108 their input. Fran Brown lives on Carter Hill Road. They attended the hearing just to see
109 what the subdivision was about and to be aware of what was happening in their
110 neighborhood. They don't object.

111
112 Jeremy Slayton is an abutter at the far end on Northwest Road. He asked if this land
113 was previously in current use. Dick LeClair said it was not. Jeremy did not oppose the
114 subdivision.

115
116 Don Temple lives directly across from the barn that is currently on the property. He
117 asked if they have any intentions beyond residential uses on either parcels. Dick LeClair
118 and Danielle Bell (Dick's daughter) confirmed they do not. His daughter will build a
119 residence on the property.

120
121 Marie Bolger is an abutter and lives in the same household as Kathy Temple. She has
122 no issue with subdivision.

123
124 Neither the Board or any abutters had further questions or comments. Joshua moved to
125 approve the subdivision application with no conditions. Art seconded. No discussion.
126 Vote: Unanimous.

127
128 **Draft Minutes of June 27, 2017:** Kent made a motion to approve the minutes. Joshua
129 seconded. Discussion: None. Joshua abstained from the vote since he was not
130 present at the 6/27/17 meeting. Vote: Unanimous. 6/27/17 Minutes were approved.

131
132 Lori asked the Board for direction as to how detailed they wanted the Table of Use
133 discussion Minutes. The conversations are very detailed and many ideas and
134 approaches are discussed. After a brief discussion it was decided to provide a scope
135 of the discussions, but to do a summary for longer conversations about a specific topic,
136 Tyson asked how we would present the final product to the residents. In addition to

137 there possibly being a “proposed changes document”, Jim thought we should consult
 138 with the Municipal Association for their opinion.

139

140 **Discussion of House Bill 265:** Tyson passed out a handout of the Bill and, as a result
 141 of the Bill, he included his proposed language to revise the accessory dwelling unit
 142 language in the Zoning Ordinance that he would like to see on the 2018 warrant for the
 143 annual Town Meeting. The language is as follows:

144

145 In ARTICLE 3 DEFINITIONS, amend ACCESSORY APARTMENT:

146

- 147 1. To prohibit accessory dwelling units associated with multiple single-family
 148 dwellings attached to each other such as townhouses, and with manufactured
 149 housing as defined in RSA 675:31.
- 150 2. To prohibit subsequent condominium conveyance of any accessory dwelling unit
 151 separate from that of the principal dwelling unit, notwithstanding the provisions of
 152 RSA 356-B:5.

153

154 Joshua moved that we adopt the proposed language as written. Tyson seconded.
 155 Discussion: Jim’s concern is he thinks we could enforce the new State language
 156 without revising our Ordinance, and said the chance of even having to enforce it is
 157 extremely remote. He also doesn’t think we could complicate the 2018 warrant by
 158 adding anything else while we’re trying to get the Table of Uses revisions passed. Our
 159 goal is to get the Table of Uses on the 2018 meeting. Kent felt we’re currently creating
 160 zoning to promote affordable housing and thinks we could get hung up on accessory
 161 apartments with this proposed language. Tyson didn’t agree that adding this proposal to
 162 the 2018 Town Meeting would complicate anything. Art agreed with Jim. The Board
 163 discussed tracking any smaller zoning issues and if it looks like we’ll fall short in getting
 164 the Table of Use revisions to 2108 Town Meeting, we can look at these issues again.
 165 Jim suggested we postpone a decision on this until our next meeting.

166

167 **Other Business:** The Board learned that Bill Egan passed away who was a past
 168 chairman of this Board. The Board recalled Bill fondly and was very sorry to hear of his
 169 passing.

170

171 Art made a motion to adjourn, seconded by Kent. Vote unanimous.

172

173 Meeting adjourned at 8:20 pm.

174

175 Lori Gabriella, Secretary