

1 FINAL

2 Minutes of the Planning Board Meeting (Work Session)

3 May 25, 2021

4 Meeting House and via GoToMeeting

5 Members Present

6 Kent Ruesswick (Chair), Greg Meeh, Anne Dowling, Cheryl Gordon (BOS rep), Lucy
7 Nichols

8 Remote participation

9 Scott Doherty (Vice Chair)

10 Absent

11 Joshua Gordon

12 Agenda

13 1. Call meeting to order

14 Kent Ruesswick called the meeting to order just at 7: 05 pm. Scott Doherty
15 confirmed that the Governor's Emergency Order allowing Board to conduct
16 business remotely was still in effect. It is not clear when it will end.

17 2. Minutes of May 11, 2021

18 Greg Meeh moved the Minutes of May 11. Cheryl Gordon seconded. There was
19 no discussion necessary, so the Minutes were carried.

20 3. OSI May 15 Training

21 Greg Meeh and Anne Dowling and Lois Scribner (secretary) had attended
22 the 3 hour online conference. They found it helpful for the most part. The
23 focus was on roles and responsibilities of Planning Boards. The NH
24 Municipal Association featured as one resource for legal and other
25 assistance. Greg commented that he had learned an applicant's
26 representation is not binding unless it is written into a decision. This led to
27 a discussion regarding a past hearing where a holding tank was to be
28 registered with the DES (K and B Accessories, April 27, 2021). Greg also

29 noted that when applications were submitted Mandy is not responsible for
30 ascertaining full 'completeness' that triggers the 21 day clock for Board
31 response – that should be a Board decision.

32
33 4. Further discussion re: K and B Accessories at McKerley Properties, Oxbow
34 Pond Road

35
36 Members were concerned to know that the applicants were following the
37 condition to have their holding tank registered with the DES.

38
39 Greg spoke to his experience with the DES monitoring his distillery tanks. To
40 date the DES has not checked up on him. Lucy Nichols noted that there are
41 wells for home-owners in the area where the waste from the Vehicle
42 Accessorizing would occur. She had looked up the other franchises of K and
43 B Accessories and thought that they were using chemicals with plastics in
44 them.

45
46 Kent asked for clarification that the State was monitoring these tanks and
47 also to know where the waste is destined after it has been collected by Best
48 Septic or other waste collection business. (Next day the Chair phoned the
49 owners).

50
51 Lucy had emailed some references to DES Environmental fact sheets
52 regarding ground water and waste. Lois emailed those on to members.
53 There was more discussion about the possible benefits of issuing
54 Conditional Use Permits and returning to this issue when either Joshua
55 Gordon or Brendan O'Donnell were present.

56
57 5. Wetlands Setbacks and Master Plan work

58
59 Kent suggested setting up small sub-groups to work on these ongoing
60 issues. Greg and Anne volunteered to take on the Wetlands issue. Lucy and
61 Hillary Nelson (alternate) had volunteered to work on the Master Plan and
62 Joshua had volunteered earlier to review survey results.

64 Greg suggested that he would contact the NH Municipal Association for
65 information and support. The goal was to make the issue simple to
66 understand and relevant to people in town, whatever their property size. It
67 will help to understand the difference between Special Exceptions from the
68 ZBA and Conditional Use permits. It was suggested that the importance of
69 wetlands setbacks needed to be explained in terms that property owners
70 could appreciate. It would be helpful to have concrete information, a map
71 or some way of showing designated wetlands in town, spelling out the
72 connection between ground water and home-owner's water supply, what
73 can go wrong if a well-water supply is compromised and so on. Kent asked
74 if Greg and Anne could prepare draft arguments to bring back to members.

75 76 6. Campground Map standards

77
78 Members discussed the email received from the Building Inspector
79 regarding the 3 Campground maps from last year's applicants. There was
80 consensus that the one from Pitch Perfect, 137 Old Tilton Road, was by far
81 the best in that it was clear where the camps and roadways were and it
82 could be used effectively by emergency services. Scott suggested that all
83 campground maps should be passed by the Fire, Police and Code
84 Enforcement Officer. Going forward a higher standard should be required
85 as part of a 'complete' application that would be handed to Mandy at the
86 town office.

87
88 Scott would check with the Fire and Police Chiefs and ask them for a list of
89 the criteria they (as first responders) would like to see in a campground
90 map and then compile a check list for future use. It was further agreed that
91 the secretary would write back to the Building Inspector Joel French and
92 ask him for his preferred list of criteria to be included. Lucy suggested that
93 there could be one kind of map for all applications that would have to
94 include a check list of criteria for multiple uses.

95 96 7. Master Plan update

Lois had given the hyperlink from Kent to members to look at the first draft of the survey. Lucy had seen some data of traffic and wondered about crashes at Rt 4 and Boyce Road. Kent said the roundabout would be in before the end of the year.

8. Any Other Business

Lucy raised major problem of homelessness close to Exit 17 with the commercial development that is taking place so close to the riverbanks and Riverland Conservation. Lucy had met with the Police Chief already. It was suggested Lucy attend a Select Board meeting as well as follow up with the Police Chief and contact the CCC because of a mutual interest in the conservation lands in that area.

9. Adjournment

Greg moved to close the meeting and Cheryl seconded at 8:25 pm.

Next meeting Tuesday June 8 – Station Meadow LLC Site Plan Review and Lot Line Adjustment. Materials given out tonight. (Kent has Joshua and Scott's copies).

Respectfully submitted,

Lois Scribner, secretary.