

1 FINAL

2 Minutes of the Planning Board Hearing

3 October 12, 2021, at the

4 Meeting House

5 Members Present

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

8 Members absent

9 Hillary Nelson (alternate)

10 Others Present

11 Sumner and Kathleen Dole, and David Krause, LLS, and abutters: Gerry and
12 Theresa Williams, Barbara Corwin, Daniel and Mahrheannah Ostroth

13 Phil Bates and Jeremy Martinson: Chance Anderson: Revd. Steve Blackmer

15 AGENDA

16 1. Call meeting to order

17 Kent Ruesswick called the meeting to order at 7 pm

18 2. Minutes of September 14, 2021

19 Scott Doherty moved the Minutes of the previous meeting. There being no
20 discussion members voted, all in favor, and the Minutes were approved.

21 3. Lot Line Adjustment – Application Sumner and Kathleen Dole, Sawyer Ferry
22 Road, Intervale and Old Still Roads, with David Krause LLS

23 David Krause introduced the project. The land was originally subdivided 1977 and
24 the Dole family retain 3 lots. They were here tonight to reconfigure the lots into 3
25 lots of modified sizes (42 acres, 5 acres and 17 acres). The frontage of each was
26 staying the same. They had provided new site plans with soils and topographic

information being added since last meeting. Kent clarified for the abutters that there was no further subdivision being discussed this evening.

The abutters present asked for more details and rationale. David Krause responded to their questions. There was concern expressed about house building in the future and the preservation of the local spring water if there was a septic system above the spring. The Doles said this was part of their estate planning. It was mentioned that if a house was to be built there in the future, then the issue of the well could be considered. Barbara Corwyn had spoken to the DES and learned that a 400-foot circle had to be provided if it was to protect a public water supply, but the spring is not classified as such. The shape of the lot was discussed – it has always been ‘odd’ and went back to Lois Booth helping Kathleen Dole’s father create the lots some decades ago.

Kent closed that part of the testimony. Board members were asked if they had further comments. Greg Meeh thought they had no authority to put a buffer around the well but that the state was the authority to do that if it was a public water supply.

Lucy told the abutters that they had already seen this at an earlier meeting, which is why the Board had fewer questions than the abutters.

Greg Meeh made motion to approve the Lot Line Adjustment. Joshua Gordon seconded. All members voted in favor, so it was approved.

David said he would likely have the Mylars in early November. The secretary will take one to Registry.

Kent thanked everyone for coming in. Applicants and abutters left.

4. Bates Services and Martinson Investments – Boyce Road preconceptual cluster subdivision

Philip Bates and Jeremy Martinson attended. Kent said they had given the Board very little to work with. It was suggested the applicants familiarize themselves with all the relevant zoning ordinances in town to come to the Board for a more detailed pre-conceptual discussion. The Board would want a site plan and map, if not a full engineering production, with drawings of the lot, the land, the proposed housing, the wetlands and roads etc. on the 8+ acre parcel. As of now they were

proposing to build condos, in 4 duplexes, so 8 living units. It was also suggested that workforce housing was as much a need in town as housing for over 55s. The issue of the set aside land that is part of cluster subdivisions was raised and its importance emphasized. The applicants said they were reluctant to pay for expensive engineering plans if the Board were not likely to welcome the project which, was for profit. Martinson lives in town and wants to do something good for the town as well as profitable for them.

The applicants agreed to think further about the project and return for a more detailed pre-conceptual discussion. Kent mentioned the cluster subdivision on Cambridge Road in Canterbury and said that the roads were not up to standard so something like that would not be approved now. The applicants left.

5. Chance Anderson – Tiny Earth Cabins site plan application completeness

The Board was required to decide if the current application for site plan review was complete. Chance Anderson had listed some waivers that he was requesting as well as the issue of not having to close during the winter months. Currently the campground ordinance states that from November to March a campground is not permitted to take paying visitors. Kent further explained the Board did not want to allow people to stay longer term on campgrounds and then use town services without paying any taxes. Chance thought he would never have any long term stays because his cabin cost \$200 per night via Air BnB. It is primarily urban visitors who come for one to three nights. He is installing high speed internet for them in the future. Kent suggested a limit of 2 weeks, but Chance thought 1 week was sufficient.

Scott Doherty pointed out that the map submitted was not adequate. It needed to be larger and more detailed so that copies could be carried by the police and fire vehicles in case of emergency. Chance said he keeps his driveways open all winter. There is room for a fire truck to turn round. Members suggested Chance come for a full Site Plan Review and bring with him a proper survey sheet, a better map, and written requests for waivers including for the one-week winter stays (19.11 of the ordinance). Kent also suggested that he talk to LeeAnn Mckay who had organized the Pitch Perfect campground very expertly.

6. Revd. Steve Blackmer – Church in the Woods auxiliary structure and need for Site Plan Review?

91 Steve Blackmer was invited to explain his plan and request not to have to go to
92 full Site Plan Review. He had decided to scale down the size of the auxiliary
93 building from 700-1000 sq feet down to under 500 sq feet, so it would be smaller
94 and less expensive. It was to have a small meeting space, an office and small
95 bathroom, things all churches have. He had thought about mini hermitages but
96 that would be for the future.

97 Members asked about retreats held at the Church and about camping there.
98 Steve said that already happened. But the new building was not envisaged as
99 having beds. Members also asked if anyone was living there, and Steve said he
100 was there currently on an extended call from God. This was different from the last
101 meeting, Kent noted. It was acknowledged that there was a yurt on the land with
102 a stove pipe and it was used for habitation. Currently there were no permits for
103 camping or residence. Kent and members encouraged the applicant to be upfront
104 about plans for the Church, which clearly met some contemporary needs and was
105 likely to grow in the future. As Lucy Nichols said a proper Site Plan Review would
106 provide a snapshot of development at a particular point in time. It would also
107 protect the land if a sudden sale had to happen because it could easily slip into
108 residential use. Currently there is a Special Exception from the ZBA in 2014 for a
109 church on the site. It has grown slowly and steadily since then.

110 The issue of lights impacting the neighbor John Schneider was raised – it has been
111 largely dealt with by avoiding events at night, rather than tree screening. Kent
112 was aware this neighbor was not happy.

113 Steve Blackmer switched to preconceptual mode and asked about the idea of
114 small retreat buildings, 12 by 16 foot size, what guidance would the Board give?
115 He was advised to study the Campground Ordinance passed this year. And to plan
116 on producing decent survey maps to be carried by the police and fire
117 departments. It is possible that the application could be heard by November 9 if
118 all the materials can be assembled for the Site Plan Review. The secretary will be
119 in touch with Steve about deadlines. Steve left the meeting.

120 7. Harry Kinter, property inclusion into Center Historic District

121 This was tabled due to absence of applicant.

122 8. Other business

123 (i) Loudon Grow Houses light pollution

124 Joshua spoke to this issue. There was a history to it. A delegation from their Board
125 had liaised with the Loudon Planning and Zoning boards a few years ago. It had
126 been believed that the business would take steps to prevent night light pollution.
127 That had not happened. Nothing had been done in Loudon. Now a new corporate
128 owner was going to run and expand the operation previously known as Lef. Joshua
129 offered to draft a letter from their Board to the new owners and copy all the Loudon
130 Boards, respectfully seeking to ask that the problem of night light pollution be
131 addressed and not made worse.

132 (ii) Warrant Article on Industrial area zoning

133 Kent reminded members that Hillary Nelson, Tyson Miller, Lucy Nichols and himself
134 had worked on the industrial zoning for the ordinance in the past. Could the Board
135 now work on it again as an individual issue and get it to Town Meeting? The
136 paperwork exists and can be shared for the next meeting. It would need to be made
137 publicly available in good time (December) if it was to be a warrant considered at a
138 public meeting in January for Town Meeting in March.

139 (iii) Conditional Use Permits?

140 Lucy wondered if this was also an idea to bring to Town Meeting and
141 if residents understood how useful they could be.

142 Adjournment

143 Just after 8.40 pm Greg made motion to adjourn. All members were in favor.

144 NEXT MEETING, TUESDAY OCTOBER 26, 7 PM, MEETING HOUSE.

145 Respectfully submitted,

146 Lois Scribner, secretary

147