

1 DRAFT

2 Minutes of the Planning Board Meeting

3 May 10, 2022, at the Meeting House

4 Members Present

5 Greg Meeh (Chair), Scott Doherty (Vice Chair), Anne Dowling, John Schneider,
6 Kent Ruesswick (BOS rep), Lucy Nichols: and Hillary Nelson, Ann Berry, and Logan
7 Snyder (alternates)

8 Members absent

9 Joshua Gordon

10 Others present

11 John Noonan (Fieldstone Land Consultants PLLC): Sarah Malasecca, Anne
12 Emerson, George and Karen Gendron, (abutters of Pachamama Sanctuary): Cheryl
13 Gordon (BOS): Derek Janusewski: Meghan Mcaffy (Pachamama Sanctuary)

14 AGENDA

15 1. Call meeting to order

16 Greg Meeh called meeting to order at 7 pm.

17 2. Minutes of April 26, 2022

18 Scott Doherty moved the Minutes of April 26. John Schneider seconded. There
19 being no discussion all voted in favor to accept those Minutes.

20 Kent Ruesswick raised a point of order about alternates but at that point the
21 Board already had a quorum.

22 3. Pre conceptual discussion – Patriot Holdings/ Fieldstone consultants – for
23 two storage units on Hall Road

24 John Noonan of Fieldstone Land Consultants PLLC introduced himself as the agent
25 for Patriot Holdings based in Las Vegas NV. The first self-storage unit is located on
26 Tax map/lot 248/15. They had planned this to be at 34.9% impervious impact, for
27 which the Chair thanked them. The units are 10 x10 with doors on each side.
28 There would be fire access. They were taking storm water measures so that most

of the site would drain across to a larger swale and water be redirected back into the ground. This would be designed for the 2-year, 10 year and 50 year storm events. They did not need an alteration of terrain permit for this project as it was just under the size limit. Lights were not needed, just electricity. They generally used security cameras and asked if the Board would want fencing as well as cameras.

Board members asked questions about the proposed operation of the storage site. There would be no washing of vehicles on this first site. The remote-control security would be monitored by Patriot Holdings, a NH based manager would take care of that. The tapes are kept for 30 days. If there was any trouble the manager monitoring the camera would contact the local police. The company is expanding across the nation. The owner, Jeremiah Boucher, was from NH though now based in NV. The erosion and sediment control will be a dry wall wells and catch basin. The sandy soil and gravels drain well, and a maintenance company will clean out leaves, debris and sediment when necessary to allow the water to go back into the ground. Signage will be on Hall Road, not the I 93 side. There are landscaping plans for the site. They are aware of the ATV trails. Board members thought that fencing would be necessary as well as the security cameras.

Scott asked for more details about lighting plans.

The second site will be for Boat and RV Storage. It is on Tax Map/lot 249/16. The buildings will be large enough for a Class A Motor Home and have 12-foot-high doors. Most of the site will be closed – there might be one building open. The bays inside will be 40-foot split 20 by 12 for each. This site did involve alteration of terrain, and the same 2, 10, 50-year storm water planning going to an infiltration basin at the back. They hope to have washing facilities and are waiting to hear back from the NH DES about that. Should it be septic or an oil separation and infiltration system?

The proposed lot surface for asphalt on this site plan is 57%. They would need a waiver from the Planning Board to build this in the Industrial zone. It is well over the 35% maximum in the regulations. The site is in the ground water protection area. The state only requires 50-year storm planning, not 100 year storm standards. The proposed drainage channel and filter should be fine for all conditions, nothing will overtop it. There will not be vehicles left outside and

likely these storage units will be for upmarket vehicles in good condition. The management company will not let old vehicles be left around outside. They are waiting for a response from the state about the storm water plan at this time. Members wanted to know what would happen if there was a spill of materials.

The lighting would be dark sky compliant, slightly higher up on the doors. At present there are no plans for a fire response system. Members asked about fire, given the risk of flammable fuel in the vehicles. Perhaps there would have to be a kind of alarm system that would link to a fire department (not necessarily Canterbury with its part time staff). Burned cars would otherwise be covered by owner's liability insurance. The water source would be from a well, which will be drilled. Members noted that water availability in the winter, when there was no source of heat, was problematic. The water would need to be turned off in winter. There might be keypads for opening doors. Each unit would have its own wiring for lights and door opening. The company were aware of the potential problem of people trying to live in such units. It would be monitored to prevent that. There will not be a dumpster. It will be 'carry in and carry out' for all trash.

John Noonan said they were waiting for conditional approval from the NH DES and hoped to return for full Site Plan Review at the June 14 hearing. The Chair thanked him for his presentation.

4. Pachamama Retreat/Ayahuasca Retreat – preliminary considerations - vote for Completeness of Site Plan Review Application

Greg Meeh introduced the application and invited Derek Januszewski and Meghan Mcaffy to be seated in front of the Board. He stated that this evening was the consideration of the application in terms of completeness, not a discussion on the merits of the application and so no testimony would be taken. The application was ordinary in some respects (such as considerations of lodging, food service, parking etc.) but unique in other respects pertinent to public safety (such as guests paying to drink ayahuasca and therefore becoming impaired).

The Chair worked through the Site Plan regulations list of Required Exhibits, pointing out that Pachamama had not provided a description of what they were actually doing. What they had submitted was a statement of purpose. This

needed revising to show what they were doing. Greg asked about employment of staff and volunteers that had been referenced at the ZBA hearing. Derek Januszewski clarified that they were not providing professional therapy or counseling at the retreats. He lived at 417 Shaker Road in part of the house. The numbers attending during summer retreats could be as high as 30 when they could sleep outside, otherwise it was more like 18-20 guests attending indoors.

Mr. Janusewski confirmed that the number of staff present for the retreats as:

- Pastor – 1
- Asst. Pastor – 1
- Shaman – 1
- Asst. Shaman - 1
- Volunteers 3 – 7, 7 for summer weekends.

Greg listed all the requirements for the Site Plan Required Exhibits that were missing and would therefore require a written waiver. This included:

- Most of the provisions for showing the topography and natural features of the property.
- Drainage and septic details were missing. Greg had checked with NHDES staff Taylor O’Conner regarding the “additional flow” being managed with porta potties. Taylor O’Conner had written that the DES could “not approve additional flow based on porta potties”. A new septic system for the larger number of people must be registered with the DES. Typically, the Board does not approve waivers for water and sewer requirements.
- The Property lines and elevations were not shown. Nor the engineer seal. There was no plan of the buildings with floor plans to show how each part of the property was being used. Given the number of people attending, the property would have to be in compliance with State Codes.
- Parking needs and provisions would need to be included and offsite parking shown on the site plan.
- Snow removal and disposal was not included, and that would be important for emergency vehicle access.
- The erosion and sediment plan would need a drawing or waiver request.
- There were no details regarding Traffic or Lighting studies or waiver request

- The applicable State and Federal permits or licenses were not included, for instance, food service licenses from the State.
- The Board may add other requirements if relevant – Scott Doherty suggested emergency vehicle access provisions be given attention.
- Greg also asked about specific plans at Pachamama regarding policies for keeping guests and the surrounding community safe - such as lock boxes for car keys, measures to keep guests within the grounds of 417 Shaker Road so that any risk of guests encountering neighbors is addressed – maybe a fence such as the New Freedom Academy constructed.

The driveway of the property crosses someone else's property but there is a Right of Way, which Derek said was deeded.

It was made clear the Board was not trying to make Pachamama do something unrealistic, but their measures needed to be appropriate for the nature of the operation. It was further suggested that if there were 'industry best practices' for the Ayahuasca Retreat industry, that these be included and shown to be followed. Derek Januszewski said he had a contact in Massachusetts who could write a safety plan. The previous applicants had their site plan review application presented by a professional engineer consultant and it was suggested that this could be helpful for the Pachamama application too.

John Schneider moved that the Board does not accept the application as complete. Scott Doherty seconded, and all members voted unanimously to agree with it being incomplete.

The applicants were given notes to show all the aspects of the application that were missing.

5. Planning Board Site Plan Regulations

Members looked at a draft for the section on Procedures and noted some changes needed in terms of clarity of process. Chair and Secretary to work more on the draft, particularly on the Regional Impact steps.

The section K regarding Lot Coverage in the Regulations will be something to discuss with the Conservation Commission members when they attend on May 24. Greg said they should be looking to protect infiltration that occurs with

157 natural topography and the hard limit of 35% has sometimes been waived. He
158 would like to see a hard cap on it for groundwater protection.

159 6. Other Business

160 Lucy Nichols mentioned that a committee of the NH Senate had tabled (sent to
161 interim study) the short-term rentals bill (SB 249) that would have prevented
162 towns from prohibiting short term rentals.

163 8. Adjournment

164 Scott moved to adjourn, and Lucy seconded. It was around 8.30 pm.

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166 Respectfully submitted,

167 Lois Scribner, secretary

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