

1 FINAL

2 Minutes of the Planning Board Hearing

3 November 23, 2021, at the

4 Meeting House

5 Members Present

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

8 Members absent

9 Scott Doherty (Vice Chair), Joshua Gordon, Lois Scribner (secretary)

10 AGENDA

11 1. Call meeting to order

12 Kent Ruesswick called the meeting to order at 7 pm. Hillary Nelson was seated in
13 place of Joshua Gordon.

14 2. Minutes of November 9, 2021

15 Hillary Nelson moved the Minutes of October 26. Lucy Nichols seconded. There
16 being no discussion, all members present voted aye to approve those Minutes.

17 3. Budget 2022

18 Kent will be attending a Budget meeting with the BOS on December 6. The next
19 year's budget is likely very similar to this current year.

20 4. Merging Industrial and Commercial zoning

21 Kent had introduced this idea though it was something the Board had worked on
22 in the past. The idea was to allow the two zones to be the same, with the same
23 activities allowed in each. There was discussion about the development taking
24 place at Exit 17 with the traffic circle, Market Basket and the State Liquor Store.

25 It was felt that there would likely be commercial, retail and professional office
26 developments at Exit 17, which was not necessarily a good fit with heavy industry.

Given the Board had already approved one industrial application for the land on Hall Street at Exit 18, it was generally felt that there was more support for allowing both commercial and industrial zoning at Exit 18 than at Exit 17. The Board agreed to move ahead with this idea. (Vote taken?)

5. New Business

- (i) Lucy Nichols shared that she had gone to the NH B and B Association AGM and they heard from Mike Somers, of the NH Restaurant and Lodging Association thought that the new Legislature in 2022 would be looking to put forward legislation that would ban towns from regulating short term rentals. It is likely that the NH Municipal Association and others will oppose this. The Board felt this potential legislation was not a good idea and that they should express that opinion.
- (ii) Greg Meeh asked about the proposal to make campgrounds a permitted use rather than a Special Exception. He pointed out that this was not included when the Board voted to move forward with the proposal. The objective of the proposal was to allow winter camping for those who wanted to do it. Members Lucy Nichols, Hillary Nelson and Cheryl Gordon spoke in favor of keeping the Special Exceptions so that abutters and neighbors can participate. There was further discussion about other changes, storing campers year round, and how to prevent rights of residency and tenancy. It was agreed just to focus on winter camping for now.
- (iii) Kent informed the Board that Chance Anderson would be coming to one of the next meetings.
- (iv) The questions of ownership in applications was raised. Does the Board need to know if an applicant is actually in control of a property? Town Counsel would be asked.

6. Adjournment

The meeting was adjourned. A recording was being made. (It did not record).

Respectfully submitted (with thanks to Greg Meeh for sending notes),
Lois Scribner, secretary

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