

1 DRAFT

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).

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

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

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

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

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

5. Wetlands Setbacks and Master Plan work

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

Greg suggested that he would contact the NH Municipal Association for information and support. The goal was to make the issue simple to

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

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## 73 6. Campground Map standards

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

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

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## 93 7. Master Plan update

94 Lois had given the hyperlink from Kent to members to look at the first draft of the  
95 survey. Lucy had seen some data of traffic and wondered about crashes at Rt 4

96 and Boyce Road. Kent said the roundabout would be in before the end of the  
97 year. Lucy will follow up on the crash data.

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99 8. Any Other Business

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

106 9. Adjournment

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

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

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112 Respectfully submitted,

113 Lois Scribner, secretary.