

Planning Board Meeting Minutes

Thursday January 14, 2021

Member Attendance

Mackenzie Brisson
Jim Knapp
Roland Simino
Roxanne Tufts-Keegan

Public Attendance

Michael and Kara Boisvert

Meeting called to order Thursday January 14, 2021 at 6:30 pm by Mackenzie Brisson

Pledge of Allegiance recited

Acceptance of minutes from 10/08/2020, 11/12/2020 and 12/10/2020. Roxanne motioned to accept Jim 2nd.

New Business:

Michael and Kara Boisvert (Owners of The Tree Guys in town) are here for a consultation regarding the steps to take for the zoning of their newly acquired property on Kings Hwy/153. It currently is not commercially zoned, so they would need to merge a lot and change it to commercial. They have near future plans to build a business on this site. They presented to the board the following:

They have a plan to open a "general" sort of Deli/store. They would do coffee and breakfast type things in the mornings, a sub shop, gift shop and possibly ice cream stand all in one. Their plan is to build a barn type building. They also plan in the future to also use this space as a wedding venue. In order for this to happen, they need to be commercially zoned and are seeking the Planning Board instructions on how to go about this.

They also need a lot line adjustment, there is an easement from the previous owner (2 acres).

Discussion ensued with the Board Members and the Boisverts, this is the summarized discussion:

The variances come from the Zoning Board. They need to start with the Zoning Board (Chuck Therriault is the Selectman rep for the Zoning Board.) Once the variance is approved, then they will need to return to the Planning Board for the Lot Line Adjustment and provide a site plan for the future business.

The fee for the lot line adjustment is \$50. On the planning Board website there are links to print out any applications needed. Michael explained he had a survey from a long time ago would he need a new one and the Board said yes. It will need to reflect the boundary line adjustment.

Rural Residential Special Exemption may apply pages 7-9. For Convenience or General store: max size of 1000 sf in retail area, no other of the same in one mile, 6am to 11pm hours, parking area, set back 150 ft from nearest house. Page 11- sounds like Zoned B1= Residential/commercial/light industrial so a variance would not be needed.

There may also be a traffic impact assessment to be done as well if there is a big amount of traffic. This also may impact the speed limit through there, which would be a State/Local issue. 100 ft setbacks are required. May need a variance where it is not buildable, such as near the marsh. Be aware of wetlands as well. Parking ordinance was reviewed. The Boisvert's plan on signage is just a sign on the building street side. The Boisvert's are hopeful to have the building up by the spring. Would also recommend a consult with Fire Department and Code Enforcement. Recommendations to the Boisvert's at this time is to start with the Zoning Board to see if any changes need to be done and to get a site plan ready. Directed to applications on Planning Board Website as well. Mackenzie is excited for this project and suggests doing some research of what this process will entail.

Old Business:

CIP/Master Plan

Mackenzie still has the plan to send out letters to each of the Boards and Department Heads.

Public Comments: None

Board Comments:

Roxanne feels the Boisvert idea is great. Jim still feels as with any business that wants to come to town we should not make it difficult for them. Mackenzie agrees and it is definitely feasible. We definitely need the survey and it will also show any wetlands. Also a good thing to see what we are working with. A professional survey is better but if cannot get that we will still work with them.

Jim brought up the 2017 CIP plan. UNH will do the study for free/no charge. It is done as a Senior project. Jim noted that Stratham has a really in depth CIP.

Also keep in mind that Kevin Gagnon had come to the board regarding his future business plans which did include mention of a store.

The Blueberry farm is still stuck with the Zoning Process at this time.

Roxanne motion to adjourn at 7:41 pm. Roland 2nd.

Meeting Adjourned

Respectfully submitted by:
Janelle Guarino
Planning Board Secretary



2/11/21