

**Planning Board Minutes
November 14, 2019**

Accepted on
Jan 9 2020

Attendance:

Mackenzie Brisson
Steve Digiovanni
Roland Simino

Public Attendance:

Keith Tufts
Jack Savage

Meeting called to order By Mackenzie Brisson: 6:32 pm Thursday November 14, 2019
Pledge of Allegiance

Old Business:

Mackenzie: Pre-conceptual consultation with Keith Tufts regarding the business at his address on what steps are needed to become legitimate.

Steve to Keith: To become a legit business you would need to go in front of the Zoning Board and get a variance for Commercial Zoning. Then the next step would be the Planning Board with the variance. Need documentation/proof of the right of way into the business. All State laws for the State of New Hampshire need to be followed. It can cost some serious money, with oil tanks etc. John Mammone cannot issue anything at this time. Need to get paperwork in order to pursue.

How many acres is the land?

Keith Tufts: There is 58 acres has a 54 wide easement next to that.

Steve: From the Registry of Deeds get the documentation on this.

Keith Tufts: I have the map

Steve: Start with Zoning Board, to make it commercial through the State. Everything needs to be right.

Keith was in agreement.

Mackenzie: Contact the Zoning Board to make appointment

Steve: They will give you an application, fill it out the best you possibly can. You will need waste oil containment center. Bathroom will be needed.

Keith: Has the septic all drawn out

Steve: Oil is a big issue with the State of NH

Keith is aware to go to the Zoning Board for the Variance

Steve: Once that is done, return to the Planning Board.

Keith exited the meeting.

Mackenzie: Once the zoning board gives approval then the planning board will deal with the Tufts Garage

All in agreement

New Business:

Jack Savage comes before the Board regarding Wetland Application for Nicola Road/Nicola Ext. Permittee: Denise Jean Trust Location: 65B Nicola Road.

Jack: Some of the property that is going to be paved belongs to the Savage's. They are in agreement with the Permittee, as over time they have already been parking on their land with all parties in agreement. He is here to be sure that they are meeting all permit stipulations. He explained to them that whatever area is paved that will be the only parking area moving forward. Not in the previous location as they have been. Jack would like to put plantings in that area that will be the former parking area. The neighbor has agreed to all of this. Jack is wondering what the process is for this kind of permit, and again stated that he is not opposed, just wants to be sure all is done correctly. The land owner has 2 goals

1. The permit for the lakefront repair and to extend a retaining wall
2. Pave the area between his side door and Nicola road (pointed to area on the map to the board.)

His reasoning for this, as he is now a year round resident, when it rains in mud season his whole driveway is mud. He wants to fix this.

Wondering how much impermeable surface is allowed within 250 ft of the shore/this area.

Steve: What are the State regulations?

Mackenzie: There had to be State Regulations

Steve: To Jack, do you have any issues with what these permits are for?

Jack: no, we agree with all of it, just as long as everything is done correctly. That is our main concern here.

Roland: Nicola Road Extension? Road sign says Nicola Road

Jack: If you go back, houses along the lake used that to get to their places. There wasn't a common right of way. People parked in the area to use the beach.

The homeowner should be here explaining this. Should also be going to the conservation committee.

Mackenzie: This homeowner should have already been to the Planning Board and the Conservation Committee.

Jack: One question is where the water is going to go; this should be for the Conservation Committee. Is it Wetlands as well.

Roland: I will take a ride down tomorrow and take a look at all this.

Mackenzie: We need contact information for the land owner. We will need to work with the Conservation Committee on this as well. The homeowner needs Town permits filled out. Not just the DES permits.

Jack: 9.4% of the lot can be permeable surface. Hopefully we would be able to figure out that calculation. He is spending a lot of money to do everything the right way. Take a ride down and see if water is or is not going to create a problem.

Steve: Where exactly

Jack: If the area is graded towards the wood it shouldn't pond

Mackenzie: Is there any issues with water on your (Jack) property

Jack: not there in the winter so don't know

Steve: Could pitch it towards the woods

Jack: not sure, definitely wouldn't want it pitched towards his house. Not sure if he has talked to Rick (Highway Dept.) but he should speak with him and get his opinion.

Mackenzie: Thank you. We will keep you apprised of the situation.

Jack: Thank you for all the work you do.

Jack dismissed himself from the meeting.

Steve: Truthfully we don't have any say, pretty cut and dry, no more than 9.4% permeable surface. We do deal with driveways with the road agent.

Mackenzie: that is from the State

Steve: Some is on his property (Jack)

Mackenzie: Do we need permit applications now for both lots? We need to make Rick at the Highway Department aware of the situation. He has permits from the State. We need to see a face and town permits. Shore land Alt Permit...assume DES would check to make sure he follows all conditions.

Roland: we haven't seen

Mackenzie: Does not obligate him to not get State, local or other agency permits. Does not protect due diligence. Conservation Committee needs to be on this. We will have to jointly work on this.

Steve: Conservation Committee first, we need to talk to John Mullen.

Mackenzie: We need contact information to have him fill out the permit (s) needed. We need to contact the Conservation Board and Road Agent. 65B Nicola Road Map 4 Lot 271.

Contact information:

Denise Jean Trust
C/O Denise Jean/Stephen Wilchins, TTEES
10 Lilac Court
Litchfield, NH 0305

65B Nicola Road
Middleton NH
Tax Map 4 Lot 27

Mackenzie: Merger discussion, The Village District is not our business. It's on the property owners to know the covenants and deeds

Fee Updates: This is not us. This is to go before the Board of Selectmen, As for Family Compounds we do not know what is going on; we should look more into Accessory Dwellings.

Steve: Swimming pool discussion...This is code enforcement.

Mackenzie: Swimming pools are not our jurisdiction.

Steve: This is Code Enforcement/State Regulation

Mackenzie: 5 Acre minimum lot discussion

Steve: Will email all the information regarding this to be printed off for the next meeting. We also need another member for the board, this is important information.

Mackenzie: We need an Ex-Officio we only have 3 members at this point.

Steve: Would be nice to have John Mullen

Mackenzie: I will attend the conservation committee meeting on Tuesday. Let's table the 5 acre minimum lots to next meeting.

Steve: It may not be this year, there is a lot going on.

Mackenzie: we need a much more in depth conversation

Steve: It would be nice to have John Mullen here for that conversation.

Mackenzie: Brewster merger application, need information on how to register with the Registry of Deeds. Silver application needs to be tabled as we have not heard anything back. We have tried to contact them, regular mail, Certified mail, not hearing anything. They most likely need the permission from the mortgage holder.

Steve: All in agreement to table.

All in favor.

Mackenzie: Writing warrant articles. Most important is the Solar Farm. How do we pursue writing it up?

Steve: Look at other towns.

Mackenzie: Concord, Manchester. Concord has been dealing with it. All we can do is our very best to get it on the ballot in March. MBS is going to be doing another one. We don't want them starting another project without permission.

Mackenzie: Let's approve some meeting minutes. September and October reviewed and accepted. August not done as Joe Bailey is not here.

Roland: All in favor for accepting previous meeting minutes

All in favor

Roland: Note no meetings in September and October

Mackenzie: Board acknowledges no meetings September 2019 and October 2019

Mackenzie: August minutes tabled until Joe Bailey is present.

National Flood Insurance, Flood Plan Management paperwork. Do we submit any paperwork or is it the Selectmen?

Steve: Reviewed paperwork. Information only no action needed.

Mackenzie: reviewed email regarding a question to build Cabins/Inn in Middleton. This would need to go to the Zoning Board. If it intends to be a business will need permits.

Roland: Will need to start with Zoning

Steve: Looks like they are looking into 4-6 cabins, 3-4 Seasons. There is 21.4 acres. Map 12-11-1

Mackenzie: There is enough land if they choose to do this. Heads up this may be coming our way.

Steve: Could be done with proper procedures followed. Home business, abutter approvals. Would it be considered a campsite or and inn? It would be for 3-4 Seasons.

Mackenzie: I don't think it would be a home enterprise- Home business-Accessory building.

Steve: 4-6 cottages/cabins. We approve, they build, what happens if people move in year round? Could also be used as a wedding/Venue

Mackenzie: If they make it fairytale enough, people will use it

Steve: If he is looking for a response, we need to know a lot more of the intentions to move forward

Mackenzie: Review planning board proposed 2020 Budget put together by Mackenzie and Janelle

Steve: looks good

Roland: looks good

All in agreement

Mackenzie: We NEED members. Need someone who will be involved and do the work needed to be done. Is there anything else that needs to be discussed?

Janelle will not be present at next meeting.

Mackenzie: Motion to adjourn at 7:57 pm.

Roland: 2nd

All in Favor

Meeting Adjourned at 7:57 pm Thursday November 14, 2019

A handwritten signature in cursive script, appearing to read "Mary E. Bester". The signature is written in black ink and is positioned to the right of the meeting adjournment text.