

Accepted on
Jan 9 2020

Planning Board Minutes

August 8, 2019

Board Attendance:
Mackenzie Brisson
Roland Simino
Joe Bailey

Public Attendance:
None

Mackenzie: Meeting called to order August 8, 2019 at 6:30 pm

Pledge of Allegiance

Mackenzie: Table acceptance of meeting minutes from July 11, 2019. Not enough members in attendance. All members present are in favor.

New Business:

Mackenzie: Table new business to next meeting due to lack on members at tonight's meeting.

- Re-adopt rules and procedures discussion
- Discussion of duties of the Planning Board
- OSI books to hand out
- Driveway Regulation

All members present are in favor.

Old Business:

Mackenzie: The merger application in the Village District- the Village is a private Association, what is in the covenants and deeds is not up to the Planning Board. The Association makes the decision.

Joe: A good example is the hairdresser, the Association is just coming back recently, how do they regulate Businesses? We have to be careful.

Mackenzie: They shouldn't be treated differently just because they are by the lake.

Joe: The State provides the minimum guidelines. We or the Association cannot be less restrictive than the State. The Association cannot be less restrictive than the Town. Code Enforcement has a say on what goes on in the Village area.

Roland: The Village can be more restrictive but cannot be less than the town requirements.

Mackenzie: They came to the Planning Board but have they talked with the Association?

Joe: this should be added to the application for the Village area, so they are aware to talk with the Association.

Mackenzie: There should also be a blurb of warning on the application

Roland: we should speak with someone on the Association to see what they have in place.

Joe: Village Association should have an attendee to the Planning Board meetings so they can stay on top of the town regulations or at least have a book.

Mackenzie: Regarding fees, the merger application needs to be fixed from the amount of \$50 to \$25 and also on the website.

Joe: John Mammone has presented a new fee structure to the Board of Selectmen for review.

Mackenzie: It would be the Planning Board that decides the fee. We have 2 merger applications and the checks were written for \$50 but according the book it is \$25.

Joe: Is the cost listed on the application at all?

Mackenzie: (reviewed application) Does not have a fee cost listed

Joe: \$25 is just to do the merger, what about the time factor? Maybe that is why it is \$50. Something to think about.

Mackenzie: Nothing official to increase it to \$50

Joe: Cut and dry \$25, We can put it on the agenda to increase the amount in March. The Registry of Deeds is say 25 miles at .55 cents a mile is right there at \$25., unless you mail it.

Roland: Increasing the fee to \$50 makes more sense.

Joe: A March vote would have to change the fee

Mackenzie: \$25 is pretty cheap for a voluntary merger.

Joe: Look back at other mergers to see they were also overcharged and refund if they were

Mackenzie: Roger would know how many he has done. Also a merger has to be approved by the mortgage company if either property has a mortgage on the property

Roland: This has to go with the Application

Joe: More for them if they foreclose

Roland: need to be sure it is ok with the Mortgage Company

Mackenzie: Lender must consent to merger, We can move forward with one merger application (Steven Brewster) Reviewed mortgage holder letter that was sent out to the applicants regarding Lender Consent.

Brewster's does not have a mortgage on either parcel. So we as a board can move forward. They also had a survey done.

Brewster's application was reviewed by all members present.

Roland: Motion to approve merger application

Mackenzie: Map 18 Lot 17 002, Map 18 Lot 17 004, Map 18 Lot 18 owned by Steven and Stacey Brewster with the merger it will total to 109 acres.

Joe: 2nd the motion to approve the application

All in favor

Mackenzie: Assessing Clerk will also have to review the application and sign off.

Mackenzie: Motion to table the second merger application due to all information not being complete.

Roland: 2nd the motion

All in favor

Mackenzie: The Family Compound is up to Code Enforcement not the Planning Board. Fee updates for Family Compounds was brought to our attention by Code Enforcement. NHMA clarification is it is not within the Planning Boards Duties.

Joe: asking permission to inform Code Enforcement that this issue does not go to the Planning Board. It is with the Town and Board of Selectmen.

Mackenzie: Permission given to inform Code Enforcement. Fees are the Code Enforcement's; Planning Board is Mergers, site plans, driveways

Joe: What started the conversation?

Mackenzie: Family Compound and Accessory dwelling differences were trying to be explained

Also swimming pools have nothing to do with the Planning Board. There are state and Federal regulations regarding swimming pools not the town. February 2009, Building Code enforces swimming pools

Joe: Look up federal regulations and follow those.

Roland: Code Enforcement to look up electrical

Mackenzie: Federal is minimum regulations. State is safety regulations; Insurance has the guidelines as well to be insured.

Joe: Code enforcement would go by the requirements of Insurance. Insurance companies have the leverage they will not cover you.

Mackenzie: 5 acre subdivision, Steve's suggestion to cut to 2 acres like it used to be. This has been discussed. We would need to bring it in front of the Town at the March meeting. Is it required to have a Public Meeting for all of the things that are being presented in March? One option to submit for review or let the selectmen/deliberative meeting review..

Joe: Planning Board would write up the warrant article and put it on the March Ballot for the town to vote on. It would promote growth in the town. 5 acres is a lot of land with 2 acres more housing can be put in resulting in more property taxes.

Roland: There will not be as many 5 acre lots but in place more 2 acre lots. Silver Street has a lot of high acre lots

Mackenzie: we can let the town decide in March.

Joe: people want to come to town, because of the school. But there are no small lots available

Mackenzie: will stimulate growth in the town

Joe: more people equals more resources needed, we have a F/T Police Department and Highway Department but only a part time Fire Department. This makes a lot of extra people to accommodate and to take care of. Would need more Fire and Ems personnel. We need to remember to look at the bigger picture.

Mackenzie: Businesses as well, slow interest, now the needs of the town are growing. The Master Plan will need to be reviewed and updated chapter by chapter

Joe: can put it out to every department and wait for their response

Mackenzie: Planning board has control of the streets. EX: Subdivision roads, site plans, road construction, performance bonding. Driveway permit authorization...

Joe: the Highway Department takes care of the Driveway Permits we can look at that in the future. The highway dept has to maintain

Mackenzie: Lets extend the acres discussion to next month.

All in Favor.

Public Comments:

No Attendees/ No Comments

Board Comments:

Add to Agenda next month to define each member's designation of title to the board.

Mackenzie: Motion to adjourn at 7:32 pm.

Roland: 2nd

Meeting Adjourned

Handwritten signatures of Mackenzie and Roland in cursive script.