

Planning Board Minutes

March 14, 2019

Attendance:

Roger Mains
Steve Digiovani
Joe Bailey
Paul Beaudreau

John Mammone
Mackenzie Brisson
Roland Simino

Public Attendance:

Marcella Perry
Jack Bingham
Kevin Gagnon

Meeting called to Order: 6:30pm
Pledge of Allegiance

Reviewed Minutes from January 10, 2019 by board and accepted. Roger second by Steve.
Reviewed Minutes from February 14, 2019 by board and accepted. Joe second by Steve.

Kevin Gagnon-

Owns 3 properties on Kings Highway, map presented.

Large open concept flea market proposed for the first few years with plans to propose a building in the future.

The property is located on the corner of Pinkham Road and 153. Total of 3 lots.

Roger addressed off street parking: off road parking confirmed.

Roger: Nothing in the book refrains from being able to put in a flea market. Will need to follow procedure for permits. Would be the middle lot for now. Owner has been clearing the lots to get it up and running. Would be Summer and Weekends to start.

Marcy: zoning?

Roger: business/residential

Roger: Advise Kevin to go through the regulations

Joe: instructs to get a packet to start the process and complete the check list (public meeting, notifying abutters, highway department for driveway etc.

Mackenzie: Start application process, reminder of no guarantee.

Roger: Middleton Building Supply

Jack presented maps

Mackenzie: questioning id just a lot line adjustment

Roger: confirms

Roger: the board will pay for distribution of letters to abutters, not doing anything until DES gives permits

Marcy: Approval is subject to DES? Would like conditional approval to save time

And that we sign when ready from state.

Mackenzie: not comfortable with making conditional approval without state permit issued

RSA: 676:41c1 required to vote within 65 days when application is complete can do additional extension 90 days

Jack: DES had hoped before frost ended that it would be easier to do before mud season

Joe: permit issue before application started consider:

Have to have public hearing for abutters first before making any conditional approvals
Schedule a public meeting before the next planning board meeting
Mackenzie: After public hearing , conditional approval
Marcy: from last meeting to now abutters have not been notified and understands needs public meeting then a conditional.
Board agrees 10 days, get notices out, have meeting then sign application.
Public meeting scheduled for March 28, 2019 6:30Pm Old Town Hall
Middleton Building Supply is satisfied.

Roger: Future workshops
Suggesting a workshop in April
Need to have everything in order to make changes
\$550 for a 2 hr course that we can also invite other towns to absorb cost
Recommend just having our town so we can benefit better
Mackenzie: 3 sessions in concord for \$100 if interested
Roger: good idea
Thursdays seems to be the night that works best for the board
Paul: having surgery will not be readily available after April 11
Roger: will get dates and then decide.

Roger: need to work on books, solar, corrections,
Steve: next meeting set dates up
Roger: rewording
John: new fee schedule
Mackenzie: 3 new ordinances (solar, tiny house and one other)
Roger: hold next month

No public comments

Board Comments

Mackenzie: Training books- has duties list, we are neglecting some things
Recommends "Planning Board Fundamentals"
Delegation to each member, each task done properly, with a back up plan/person
Keeper of calendar, scheduled meetings, accepting/handling of proof. Recording plans/deeds
Roger: need to be sure site walks are being done Steve agrees that is very important.
John: with the cell tower, need safety factors for the fire department, equipment and retardants. Need some specs.
Joe: back up generators-propane-need specs
Roger: signs posted and inform FD
Mackenzie: need to navigate correctly, ground mounted system requirements, (see book) there is a planning board application process in the book, abutter notice as well, Generic notices of abutters, notice of public hearings, final decision letters,
Book needs to be photo copied (Roger and Janelle)
Roger: NH planning and land use regulation books, order some new ones.

Roger: Voting a chairperson every year is done for planning board> Any interest in moving into Roger's current position as chair? Can recommend and vote.

Roger: recommend Steve Vice Chair Roland second all in favor
Steve: Recommend Mackenzie for chair Roger first Paul Second all in favor
Roger: pleased with board work well together as a board

Congratulations to Mackenzie on chair

Email contact information to Mackenzie for all board members

Joe called to adjourn at 7:50 pm Roland second all in favor
Meeting Adjourned.

Roger: Need to organize upstairs