

Approved on
09/10/2020

Planning Board Meeting Minutes Thursday August 13, 2020

Attendance:

Members:

Mackenzie Brisson
Roxanne Tufts-Keegan
Kelleher
Roland Simino
Jim Knapp

Public:

Scott Smith
Meaghan Smith

Erik W. Hartley
Kathleen Sutherland

Meeting called to order Thursday August 13, 2020 at 6:30 PM

Pledge of Allegiance

Acceptance of Minutes from July 9, 2020. Roxanne motion to accept, Jim 2nd all in favor.

New Business:

- spruce Road property line issue

Erick W. Hartley (land owner) explained he purchased the property January 2019. The purchase included the cement slab/shed area. Stakes were put out to boundary lines, and he signed the purchase and a sale knowing this area was in the agreement. The paperwork presented and looked through by the Planning Board, shows the boundary line adjustment was approved 12/13/2018 and was then registered with the registry of deeds. Roger Mains the chair of the planning board at the time signed off on the approval. This showed 20-30 yards behind there is what is owned.

Roxanne stated if the lot lines are verified then the George Trustee is null and void and Erik owns the property.

Roxanne will be the liaison to work with the property owner regarding this matter. She will work with Sierra the Assessing Clerk to get documentation from the Registry of deeds and any other pertinent information needed.

Erik also stated that his 68 y/o mother has been getting harassed because of this issue by the neighbors. Mackenzie stated that it could potentially be more than

just a board issue or a selectmen issue, could be looking at a trespass issue/Law Enforcement issue.

Jim Knapp said he would like to take a walk thru with the homeowner and look for ribbon/stakes in the ground and try to locate them. Erik was receptive to this.

Erik excused himself from the meeting accepting the Board Plan with Roxanne getting further information to get this matter resolved.

Moving on to the next new business:

-Scott Smith of 277 Kings Highway explains how he and his wife would like to bring an Agro business to their property here in Middleton. He further explains they plan to start small, such as clearing 3-5 acres behind the house and start with planting fruit/nuts/berries as a pick your own farmstead. They then would be looking to expand further with Seasonal Dwellings, such as yurts/cabins secluded on the property.

Scott wants it to be more than "glamping" wants it to feel like home. Propane tanks/incinerated toilets/solar would run these. More of an "off the grid" type of area. They would like to grow apples, pecans, plums, berries....have some chickens and goats. A very agriculture area. Pick your own and eventually a little store on the property selling goods and seasonal places to stay.

The property is a little over 21 acres. The house has a perfect set back. Would be shut down in the winter. Looking at a 5 year plan, hoping for 1 dwelling to be done per year. Scott is wondering what has to be done before clearing the land.

Roxanne if selling off the timber would need to do a timber cut application.

Scott said they are not planning on making a profit on the cut timber so will most likely hire a logger.

Scot is looking for opinions and points of view on his plan and what he needs to do in order to get rolling.

The board comments are as follows:

Code enforcement would need to be contacted for building permits etc.

Recommend speaking with the Zoning Board as well. Was given contact for Jon Hotchkiss who would be more than willing to talk with him. Plus he is part of the Farm Museum, so he would be a good choice to talk ideas with and would be quite helpful. Possibly checking with the conservation board, to be sure no wetlands?

There would need to be proper parking/entry and exit. Solar would need to be determined whether Commercial or residential. There will be a lot of coordinating

with code enforcement-will need a site plan (whether major or minor) and there are fees. Also, potential to regional impact would need to be looked at. Potential for DES to get involved if there are wetlands. Should look at the wetlands map. Also there are strict signage regulations.

Scott mentioned that they would be leaving most of the acreage alone. There will be hiking trails and games. Hopefully moving up to small events.

When any plan comes to the board the abutters need to be notified, in which a public hearing will be held.

Roxanne inquired if they would be willing to do any kind of school field trips and Scott would definitely want to do something like that. Recommended reaching out to Mackenzies Farm and get some starting ideas from them, they started small.

Scot will take this information and work with it. The Board welcomes him to feel free to come to meetings, send emails or ask any questions he needs.

Roger Mains book-so not know where his book is at the moment. Have him reach out for the information he needs. Janelle relayed this to Roger.

134 Lakeshore Shoreline Permit from NH Land Consultants. This was given to Mackenzie by Kathleen. Looking over the plan they are looking to replace the existing house and deck, increasing the septic even though the house will be smaller. DES involved, not Planning Board. Hand to Zoning Board and Building/Code Enforcement. Plan handed back to Kathleen.

OLD BUSINESS:

-Internal Board Elections

Chair and Vice Chair are up

Roxanne nominates Mackenzie Brisson for Chair, Jim Knapp 2nds all in favor.

Mackenzie-Planning Board Chair.

Roxanne nominates Roland Simino for Vice Chair, Jim 2nd, all in favor

Roland Simino Planning Board Vice Chair.

Public comments- None

Board Comments:

Jim: Like small business coming to town, cut through some of the tape

Mackenzie: very much for small businesses. There are fine lines, have to try not to guarantee anything and follow the regulations.

Jim: New Building Inspector has been hired he will work with us. We do need to include him in the Planning Board meetings and be sure he gets the meeting minutes. This gives him the heads up of what is going on with the Planning Board in town. Which he should be aware of.

Janelle will be sure he gets meeting minutes emailed to him.

Mackenzie: We all need to consider a day to clean up and organize the Planning Board Space upstairs in the municipal building. A Saturday may work well.

Motion to adjourn the meeting Thursday August 13, 2020 at 8:04pm

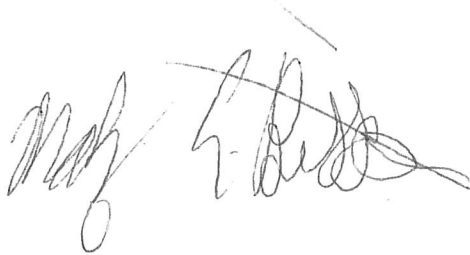
Roxanne accepts the motion Roland 2nd

Meeting adjourned.

Respectfully Submitted by:

Janelle Guarino

Planning Board Secretary

A handwritten signature in black ink, appearing to read 'Janelle Guarino', written in a cursive style.