

Planning Board Meeting Minutes
February 10, 2022

Board Members:

Mackenzie Brisson
Roxanne Tufts-Keegan
Roland Simino

Public:

Leonard Melanson
Joe Berry, Berry Surveying
Jonathan Harrington

Janet Kalar-arrived later in the meeting

Meeting called to order Thursday February 10, 2022, at 6:30 pm by Mackenzie Brisson.

Pledge of Allegiance

Acceptance of meeting minutes:

November 18, 2021, tabled for other members to be present.

January 13, 2021, Roxanne motions to accept the meeting minutes as read, Roland seconds, all in favor.

New Business:

-Leonard Melanson: Leonard explains that he would like to build a second home on his property for his daughter. The property is a little over 5 acres, off Pheasant Dr.

Mackenzie explains that this would constitute as a Family Compound. Building permits for accessory dwellings are exempt from the moratorium. It is a better definition because of article 24 in the zoning ordinance page 59 & 60, a detached dwelling is permitted, it can have no more than 2 bedrooms. Leonard agrees that he can do a 2 bedroom with an office. He plans on separate water and sewer for the dwelling in case he decides to subdivide down the road. Leonard asks if he can build a stick build home himself if Camelot homes does not go through, Mackenzie suggests that he speak to code enforcement for an answer to that question.

Mackenzie addresses the board and asks if they are ok with moving the agenda around and heading to Old Business for 231 New Durham Road, the Board agrees.

-Joe Berry, Berry Surveying, supplies the board with the Subdivision Application and plans. Jonathan Harrington is the Applicant who Joe Berry is representing. Joe explains they are asking for a few waivers tonight as well. These waivers are:

1. 4.6 (11) Wetlands Delineation and Buffers
2. 4.6 (12) Slopes over 25%
3. 4.6 (18) Location of Building Setbacks

Joe states that a full survey was done in 2005, and a partial survey was done in 2021 of roughly 9 acres. There is 35 acres. The subdivision is the front 9 acres of the property. Asking for a waiver of the other areas due to the expense that goes with it.

Mackenzie clarifies that at the 11/4/2021 Planning Board Meeting he attended was for a consultation. The cover letter that came with the application had said preliminary hearing, so she wanted to clarify this. Mackenzie believes we may have to refer to the Zoning Board for the waiver on the setback of the buildings.

Joe explains it is a subdivision item not a zoning item. Can't we get this through the Planning Board?

Mackenzie refers the board to Page 28 of the development regulations. The Planning Board may grant a waiver from a specific section in a special case of exceptional difficulties, exceptional financial hardship- which is the reason case in this waiver. We can decide based on the evidence presented. Abutter notifications are needed for waivers as well.

Roxanne states she is ok with moving forward with the public hearing. She suggests that it would not do any harm to ask the Zoning Board, but if we can grant it, she is ok with that as well.

Roxanne makes a motion to move forward to proceed forward with the Subdivision at 231 New Durham Road and to set up the public hearing. Roland seconds. All are in favor.

Mackenzie states the 60-day clock starts now. All agree with the Public Hearing date at the next Planning Board meeting on Thursday March 10, 2022, at 6:30pm.

Abutters will be notified of the hearing and the waivers.

-Abby Church Essence has not replied to the email sent to verify a date to come in for the merger. The Board will table this until she reaches out. All agree.

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New Business:

-Scott Lacroix, Code Enforcement Officer, was not present to meet with the Board. He did send the Board and email, that was not retrieved before the meeting, that due to the constrictions of his available hours he was not able to attend.

-Coheco River Advisory Committee for Middleton- Will table to next month when Jill is present. She may be able to get people around the lake interested in being on the committee. Mackenzie will forward the email to her.

Old Business:

-MRI update: none

-Imaging scanning of Planning Board documents. Roxanne and Mackenzie may be able to work out being here on the Thursday and Friday's that they need access to the building. Will confirm as it gets closer. Decided that Saturday February 19, 2022, at 9:00am we will meet at the municipal building to get documents in order for them to scan.

Public Comments: None

Janet arrives at meeting. Board members fill Janet in on the meeting.

Mackenzie points out important dates:

February 15, 2022, Warrant Article Discussion

March 8, 2022, Voting Day

March 10, 2022, Planning Board Meeting

March 12, 2022, Town Meeting

Mackenzie would like to schedule a 2nd meeting in March to get a jump on the MRI process. The Board agreed to Thursday March 24, 2022. At 6:30 pm.

She also notes that we are still looking for 2 Alternate Members, if anyone has people in mind.

Mackenzie states per a 91-A request there are no Moratorium Lawsuits currently.

There is paperwork in the town hall for a housing appeal though.

Roxanne motions to adjourn the meeting at 7:42 pm, Roland 2nds all in favor.

Meeting Adjourned:

Respectfully submitted by:

Janelle Guarino
Planning Board Secretary.



Planning Board

February 10, 2022

Leonard Melanson

Joe Berry, Berry Surveying

~~Jonathan Harrington~~

Public
Sign in