

PLANNING BOARD MEETING MINUTES

Thursday, July 20, 2023, 7:00pm
Springfield Memorial Building

PRESENT:

- Tim Bray –chair
- Mike Howard – vice chair
- Ken Jacques –member
- Dan Saulnier - member
- Jen Roberts – member
- John Trachy – alternate
- Poul Heilmann – ex officio member
- Austin Ford – Upper Valley LSRPC
- Susan Cutting
- Keith Cutting

AGENDA:

1. Minutes
2. Susan Cutting – waiver request.
3. Paul Biebel – site plan
4. Stephen L. Handley 2003 Trust – site plan
5. Administrative business

Meeting called to order at 7:00pm. Roll call, introduction, appointment of alternate John Trachy as acting member.

1. Minutes – approved by Poul Heilmann, Jen Roberts, Tim Bray, Ken Jacques, John Trachy, and Poul Heilmann. Dan Saulnier and Mike Howard abstained.

2. Susan Cutting – Due to what the current Board felt was an error made in 1998 by the then Board the current Board can waive the required 3.9' of the required 200' of road frontage and state that the lot is a Conforming Lot. Mike Howard moved to approve the waiver of 3.9', Ken Jacques seconded, Board unanimously approved.

3. Paul Biebel – Application for site plan for short-term rental business. Life Safety Checklist completed by Fire Department. Items needed are listed in the comment section. The board requested a letter stating the required items have been met. Tamara will reach out to Mr. Biebel.

4. Stephen L. Handley 2003 Trust – Recusal by Planning Board member Ken Jacques. Application for Site Plan for short-term rental business. The board worked through the required checklist to determine the completeness of the application. #3 Waived, #7 Waived, #9 Waived Board worked through the required checklist of Proposed Site All items found to be on the plan submitted. Mike Howard moved to accept the application as complete, Dan Saulnier seconded, and the Board unanimously approved. Mr. Vogel, Stephen Handley's attorney, spoke about the use of the property, stating that there have been no changes. The use has historically always been as it is now. The only change is what the Town now requires. Tim Bray shared with the applicant and his attorney that Planning Board member currently not in attendance Darrin Patten shares with applicants that obtaining a Site Plan offers them a level of protection if/when an abutter either current or future finds issue with the activity on the property. Tim Bray recognized Ken Jacques, abutter and owner of Twin Lake Villa who stated that there were errors in the narrative of the application in stating that the Villa has fireworks, which is not true. Secondly the name of the public water source was incorrectly called the Springfield Water System, it is the New London Springfield Water System Precinct. Also, the garage attached to the house is 78' from the brook and not the required 100' commercial setback because the property was used as a residential property and not a commercial property when the Special Exception was applied for. Stephen Handly stated that the garage is attached to the house, which is not used commercially, only the two cabins. The Life Safety checklist comment section needs to be addressed by the owner and a letter stating each item has been taken care of needs to be submitted to the Board for inclusion in the folder. Tamara will scan and email both documents to Attorney Vogel on Monday. Mike Howard moved to approve the Site Plan, Jen Roberts seconded, and the Board unanimously approved.

5. Administrative business – Tim Bray: Board can clean up errors made by past Boards as they did by approving the waiver tonight. Tim also summarized a meeting with Poul Heilmann, Tanner Jacques, Tamara Butcher, Christine Johnston, and himself to discuss Short Term Rentals and recent court decisions. Our ordinance is not clear enough on what an STR is. Adding definitions to the Ordinance that are extremely specific and link to the State of NH Meals & Rooms tax.

6. Administrative business – Review of updated Driveway Regulations, Annexation and Voluntary Merger to be discussed further at the August meeting.

Meeting adjourned at 9:10pm. Next regular meeting is Thursday, August 17, 2023, at 7:00 at the Memorial Building