

PLANNING BOARD  
MEMORIAL BUILDING

March 21, 2024  
7:00 P.M.

*Minutes are considered DRAFT until approved by the Board at a following meeting.*

Board Members Present: Mike Howard, Jen Roberts, Ken Jacques, Darrin Patten, Dan Saulnier, Poul Heilmann and John Trachy.

Also present: Tim Josephson (UVLSRPC), Tim Bray, Chris and Missy Gaherty and Steve Dzubak

Discussion of nominating a Chair and Vice Chair. Darrin Patten pointed out that the longest standing member runs the meeting until a Chair and Vice Chair are elected. Jen Roberts nominates Mike Howard to Chair, Poul seconded motion, Mike Howard accepts Board votes unanimously in favor. Dan nominates Jen Roberts for Vice Chair, Darrin Patten seconded motion, Board votes unanimously in favor.

First order of business is a Merger requested by Chris and Missy Gaherty. Map 25 Lot 478-146 and Map 25 Lot 483-125 are being merged. The mortgage holder on Map 25, Lot 483-125 is aware of the merger and is the party that requested the merger take place. A copy of the email has been added to the file. A map of the 2 parcels was viewed and once Tamara Butcher corrected the error showing which two lots were being merged the Board approved the merger. Mike Howard signed a copy of the Merger form, and a copy was given to the Chris and Missy Gaherty.

Minutes of Feb 15, 2024

Chairman Bray brought up that the Wetlands Map is dated 2014 though the Zoning Ordinance states 2016. Jen Roberts moved to change the 4 to a 6 in the Zoning Ordinance, Dan Saulnier seconded the motion. Board agreed unanimously to the correction.

Paragraph should read as follows:

Chairman Bray brought up that the Wetlands Map is dated 2016 though the Zoning Ordinance states 2014. Jen Roberts moved to correct the typo in the Zoning Ordinance to read 2016, Dan Saulnier seconded the motion. Board agreed unanimously to the correction.

A Site Plan application for 15 Sandy Beach was noticed for the March 21<sup>st</sup> meeting. The applicants are not able to attend due to work schedules. To save them the cost of re-noticing the meeting for April John Trachy moved to open hearing and continue it to the April 18<sup>th</sup> meeting at 7:10pm, Darrin Patten seconded the motion. Board voted unanimously in favor. Request for the ZBA decision be emailed to Board members prior to the April meeting.

Darrin Patten moved to accept minutes as amended, Jen Roberts seconded the motion. Mike Howard abstained from the vote due to being absent from the meeting, John Trachy apposed motion, the remaining Board members voted to accept.

Discussion of the wetlands shown on the wetlands map of 2016 on a lot located at the corner of Bowman Rd and Main Street. The wetlands buffer measurement the State and the Town recognize. The State has control over what happens within a wetland which the Town has control over what happens within the buffer zone. Building is possible within the buffer zone if a Variance is approved by the Zone Board of Adjustment.

Discussion of the Site Plan Regulation changes and updates to include referencing NH RSA's, when possible, to reduce changes needed in the future.

John Trachy requests the Board review the Rules of Procedure at the next meeting because the Board is not following them.

Discussion of the Noise Ordinance. The understanding was that it moved to the Select Board for their review and opinion from legal counsel. Seems to be some confusion by the public about what is being attempted to control by the Noise Ordinance. It is for commercial businesses going forward not for residential property owners. Anyone coming to the Town applying for a Special Exception to operate a commercial business and then a Site Plan would need to follow the requirements. Dan Saulnier and Mike Howard will be reworking the Noise Ordinance to be a regulation and adding it to the Site Plan process for the Board to review.

Adjourned at 9pm

Respectfully submitted,

Tamara Butcher