

## **PLANNING BOARD**

**APRIL 16, 2020**

## **MEMORIAL BUILDING**

**7:00 P.M.**

*The following are to be considered draft minutes until approved by the Board.*

Due to COVID-19 issues, and pursuant to Executive Orders limiting groups to ten or less, Kevin Lee, Peter Keene, Mike Howard, and alternates Tim Bray and Dan Saulnier attended via ZOOM. Those attending in the meeting room: Darrin Patten, Ken Jacques, and George McCusker. Bryan O'Day was absent.

Others present via ZOOM: Whit Smith, and Keith Cutting.

The meeting was called to order at 7:00 pm.

Election of Officers: Ken Jacques nominated the same officers, Kevin Lee as Chairman and Peter Keene as Vice-Chairman. Motion seconded by Darrin. No further discussion. Tim Bray was asked to be the voting member for the meeting in Bryan's absence. The nomination passed unanimously.

The Minutes of February 20, 2020 (there was no meeting in March) were unanimously approved as written.

A Site Plan Review Hearing for Bill Waddell d/b/a Hoptimystic Brewing to operate a nano brewery in his existing residential garage located at 668 Four Corners Road, Tax Map 28, Lot 632-406 began. Bill Waddell and Mike Boucher were present via ZOOM. The application and maps had been shared electronically with all the board members. Bill discussed the proposal. The checklist was reviewed. The Board questioned location on the plan of the septic and well. Bill stated his septic is located on property across Four Corners Road. The well is located on the property but not shown on the plan. There are no plans for the brewery to be served by a septic system. There are limited open hours, and a portable toilet will be on-site for customer use. If the business were to grow to require septic, Bill would be back before the Board or looking to move to a larger site. Bill will add gravel, built to a depth and design to stabilize the soil, and withstand traffic travel and parking will be added to the grassy area designated as parking. Bill has no plans to pave the area. Michael Howard made a motion to accept the application as complete, seconded by Tim Bray and unanimously approved. Being no further questions, Mike moved to approve the Site Plan Review with the condition that gravel be added to the grassy area designated for parking to a depth and design to stabilize the soil and withstand traffic travel and parking. The motion was seconded by Tim and unanimously approved.

Merger: Veronica and Richard Ingham, 52 Shad Hill Road. The merger documents had been shared electronically with the Board. Mike Howard moved to approve the merger, seconded by Tim. Whit reported the Inghams have submitted a zoning permit. They own two abutting properties. They plan on demolishing their existing residence which is two adjoining mobile homes and replacing it with a new 60' x 28' modular ranch. The existing house was built on the line between the two lots. By merging the two lots into one there are no setback violations. Their

plan is for the home to be on a foundation, and they will be installing a new septic. The Board voted unanimously to approve the merger. The merger was signed and will be sent to the Registry of Deeds for recording.

#### Miscellaneous Business:

Kevin and Dan reported on an ad-hoc citizen's initiative that has been formed to Bring Internet to Springfield. (BITS) There are 10 to 11 people serving. Two years ago, a law was adopted that allows towns to enter into public/private agreements with Internet Service Providers to bring high speed internet to towns that are unserved or underserved. Springfield falls in the underserved category and there may be an opportunity to research bringing high-speed internet to town at no cost to the town. The town would apply for a bond (20 years), and the service provider uses the bond to do the build-out. Subscribers pay a fee on top of their usual internet bill which are collected by the ISP and used to pay the bond. The service provider is responsible for fully paying back the town even if they do not have enough subscribers. There is no increase in property taxes to pay for the infrastructure. A 2/3 majority vote must be approved by a warrant article at town meeting. The committee has received approval from the Board of Selectmen to gather information regarding underserved areas from service providers. The providers have 60 days to respond. There will be several public sessions as this process moves along if this is a feasible move for Springfield.

Whit stated the 2005 Master Plan, written 15 years ago is quiet regarding to technology. The committee would like to survey the town to get public opinion regarding internet connectivity. The Planning Board has talked about doing a survey as part of the Master Plan Update. He would like to get a program in place to procure a survey so the committee can move forward in an appropriate direction. Kevin stated the board has been sent examples of surveys by Steve Schneider from the Upper Valley Planning Commission. He agrees there should not be multiple surveys. Tim Bray agreed and suggested noise ordinance be incorporated in the survey. Kevin, Tim, Dan, Peter, and Mike agreed to work as a subcommittee to organize the survey before the May 21 meeting. Motion made by Mike to form the subcommittee, seconded by Peter and unanimously approved.

Whit reported on March 12 he received an e-mail from Keith Cutting questioning whether something he saw was a structure or not. Whit had forwarded that info to the Planning Board. The Planning Board did not meet in March, so Mr. Cutting followed up with another e-mail today. Mr. Cutting reported he saw a sap tank under a roof, in a remote sugar orchard. The tank sits on a base with skids, exceeds the 8' rule, and has a roof. Whit stated Mr. Cutting's question is whether this is considered agricultural equipment or a structure or whether the standard the Board applied to the high tunnel is this a structure. Janet stated this shelter is on skids and does not stay permanently at the remote location. It is there for two months of the year and then removed and stored at the owner's residence. Discussion followed. The Zoning Ordinance is not clear on this. The Board agreed they need to look at the regulations and review general exceptions for agriculture. Kevin stated maybe the agricultural commission can come up with guidelines for these types of definitions. Mr. Cutting stated using the Current Use Boards

description, this would qualify as a piece of agricultural equipment like a hay wagon or tractor and is why he has asked the question. He reported he has been appointment by the Board of Selectmen to serve on and search for members for the Agricultural Commission.

The meeting adjourned at 8:30 p.m.

Submitted by,

Janet Roberts,  
Administrative Assistant