

PLANNING BOARD

May 18, 2023

MEMORIAL BUILDING

7:00 P.M.

Board Members Present: Tim Bray (chair), Ken Jacques, Darrin Patten, Mike Howard, Dan Saulnier, Jen Roberts, Poul Heilmann and John Trachy (alternate)

Also present: Whit Smith, Tim Josephson (UVLSPC), Mike Hansen, Keith and Susan Cutting, B Manning, Jonathan Voegele, Barbara McKelvy, Josh McGraw, Don Hill, Marla Binzel, Sally Burke

Tim Bray opened the meeting at 7pm requested the Board introduce themselves.

Tim Bray asked if anyone was in the audience representing the Stephen Handley for a Site Plan consultation for a Short-Term Rental of Guest Lodging Facility Business. Johnathan Voegele stated that he was the attorney for Mr. Handley. Tim Bray reviewed the Special Exception granted to operate a STR business and the conditions of not more than 4 people per cabin and 2 cars per cabin. Mr. Voegele asked if there was an option to request waivers for the items required by the Planning Board to which Mr. Bray responded that waivers would be considered and that a waiver request form would need to be included in the submission packet. The deadline for the June Planning Board meeting is the 25th, July deadline is the 25th of June.

Tim Bray opened the Amended Site Plan hearing for Mike Hansen's request for his current approved 50x70 building to become 52x80. Seeing no issues Ken Jacques moved to accept the minor change in building size, Darrin Patten seconded, Board unanimously approved.

Tim Bray recognized Josh McGraw who was in attendance requesting a consultation on a lot line adjustment. Josh McGraw described the adjustment to be a 50'x480' parcel the neighbor is transferring to him on the back side of his property. Tim Bray found no issue with the adjustment.

Tim Bray opened the Short-Term Rental of Guest Lodging Facility business Site Plan Hearing for Josh McGraw at 7:14. Mr. Bray reviewed the conditions of 4 individuals and 4 cars parked in the designated location. Josh McGraw requested a waiver for item #4 of which Jen moved to accept, Mike Howard seconded Board unanimously agreed. Josh McGraw stated that he had not contacted the Fire Chief or the Health officer to schedule the Life/Safety inspections due to the condition of the road/trail to the property. Mr. Bray worked through the current on plan checklist finding all items noted on the plan, except for utility pole #'s. Josh McGraw would supply those. Mr. Bray then worked through the proposed plan checklist finding everything on the plan or those that were not to be Not Applicable.

John Trachy questioned if Josh McGraw had a Notice of Liability filed and Josh McGraw stated that he did, and it is registered at the Sullivan County Registry of Deeds. John Trachy also asked what and if the Town should be doing to protect renters for ingress and egress of the

property. Tim Bray shared that this question had come up in the past and he and the Board felt that any current or future use of the property falls on the owner and if any new owner wants to change the use they will be required to come before the Board. Ken Jacques moved to continue the hearing to the June 18th meeting at 7pm when Josh McGraw would supply the utility pole #’s Dan Saulnier seconded Board agree unanimously.

Tim Bray asked if Curt Pandiscio was in the audience to speak about the 2 lot line mergers he was requesting. Mr. Pandiscio was not in the audience and as such the Board would not be able to move forward with the mergers because they did not know if there were any mortgages on the lots involved in the mergers.

Tim Bray opened the Site Plan Regulations hearing at 7:30pm. Mr. Bray asked John Trachy to share the major changes to the Site Plan Regulations which were additions dealing with Short Term Rentals.

Page 4 Section 6: Water Testing, Life Safety and Septic System were added.

Tim Bray recognized Sandy Burk from the audience. Ms. Burk questioned where Air B&B’s fall. Tim Bray explained that Air B&B is just a company name, the activity that occurs is described as a Short-Term Rental of Guest Lodging Facility business. Ms. Burk asked if her neighbor would have to comply with the regulations of which Mr. Bray stated that if they were operating as a Short-Term Rental of Guest Lodging Facility they would. Ms. Burk asked if an abutter could request conditions be put on the property. The Board responded that at the Special Exception hearing phase an abutter could voice concerns and make requests.

Tim Bray recognized Keith Cutting. Mr. Cutting requested that a Section D be added to include:

D. Agriculture Excluded:

Whereas: The Springfield Master Plan rates the practice of Agriculture as a highly desirable historic and cultural component of the community.

Therefore: The creation of new or existing agricultural activities and structures shall not be covered by these regulations. Agriculture activities and facilities shall be defined as, She State of New Hampshire Revised Statutes Title 1 Section 21:34.a.

Board determined that this was not the time to add to the regulations, but they would look at the request at a later date. Ken Jacques stated that the activity of agriculture and agricultural businesses are a permitted use in Springfield without a Special Exception if it is a business that does require a Site Plan.

Mr. Cutting requested the Agricultural Committee be added to the agenda at a future meeting.

John Trachy continued through the regulations pointing out which items were added:

Well Water Testing Form

Septic System requirements

Life Safety requirements (one being done initially by the Fire Dept/Health Officer, and one done on a yearly update by the property owner)

Sally Burk asked about long-term power outages and those that are renting a property. Tim Bray reiterated that the responsibility falls on the property owner issue.

Mike moved to accept the updated Site Plan Regulations; Darrin seconded Board agree unanimously to accept. Board members signed document and it will be available on the website and in the office.

Minutes of April 20th Jen Roberts moved to accept as written, Ken seconded Board agreed.

Meeting adjourned at 9:30pm

Respectfully submitted.

Tamara Butcher