

Planning Board

February 20, 2014

Memorial Building

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Members Present: Bryan O' Day, Mike Howard, Don Hill, Darrin Patten, Peter Keene, and Ken Jacques

Others Present: George McCusker, Malcolm Milne, Mike McCrory, John Trachy, Justin Hastings, Greg Bruss, Brynn Joshlin, and Jim Kerby

Peter Keene opened the meeting with the introduction of the board.

Durgin and Crowell Hearing for amended site plan: Malcolm approaches the board explains proposal for a new Lumber Shed 180 x 140. He submitted a full survey of the property. There are no abutters except Durgin and Crowell. (Please see attached for full details and description)

Mike Howard asks about an access road and Malcolm explains everything will be the same. Don stated that Tom Duling had signed off on everything pending site plan review. Board reviewed all plans submitted by the applicant. Board went through site plan review check list.

John Trachy asks if a special exception is needed. Board felt the use was not changing. Don Hill makes a motion to that a special exception is not needed, second by Mike and all in favor.

Ken Jacques makes a motion to accept the amended site plan, second by Bryan O' Day, all in favor and unanimously approved.

Wonder well Consultation: Peter read the letter sent to wonder well from the Selectmen asking them to come before the planning board for a consultation. Brynn Joshin on behalf of Wonder well addressed the board, along with Jim Kirby (building committee) and Greg Brass who oversees Wonder well.

Mike Howard states the main reason behind them coming before the board is to address questions concerns regarding state regulations regarding water system and septic. Don Hill explains the reasons for having a site plan review and the process. Pete Keene asks what is taking place for an operation. Brynn explains that this is the second year for retreats. 3 weekends a month practicing teaching. People do stay onsite for the weekend. Largest retreat has been 50 people. During the summer month it's over thirty people. Mike Howard asks if there is a max out number of people that they would have on the property. Brynn explains that the ideal number of people is 25-30. She does explain that in September they have a big retreat which might consist of 150 people. Ken asks if they charge. She explains it's a non-profit organization. Ken asks if they are running as a business. Jim felt that they do have a service every fourth Sunday which is similar to a church service so he feels they are a religious organization. Ken explains that the planning board deals with land use and that Springfield is rural

residential, so therefore they are essentially a business. Mike Howard feels they are clearly a business regardless of non-profit or not. The board all agreed that it would be helpful to see what there is there now in terms of a Septic, water system...etc..... Ken explains to them that a septic design is based upon the number of bedrooms. Darrin states the system will be okay however they will need a back-up plan on file that is state approved. Jim Currier asks when they go forward how often would they need to come back before the board. On explains that it depends on how big they want to go or expand.

Ken states that they should really think about what they are going for so they know what uses to go for. Mike suggests for them to plan for at least 10-15 years. Ken also states that a special exception is the most important. Don suggests that they may want to take a look at the amended site plan and special exception that was done for Camp Sunapee to get a better idea of the process and what to expect. Ken tells them that the site plan and special exception go hand in hand. Darrin lets them know that they can request a joint hearing with the planning board and zoning board to save money.

Brynn thanks the board for all their information and wanted to conclude that they had no intentions of trying to operate under the radar. Brynn asks what their next step should be. Mike reiterates that it would be a very good idea to look at Camp Sunapee's file and perhaps consult with one or two professionals.

Review of January Minutes: Motion by Bryan to accept minutes as written, second by Mike, all in favor an unanimously approved.

Miscellaneous Business: Mike inquires on the Lindquist issue, Don states that there has been no bond posted as of yet.

Mike McCrory states that at the next meeting there will be a report of the Wetland analysis.

Mike made a motion to adjourn the meeting, second by Ken, all in favor

Meeting adjourned@8:10

Minutes submitted by,

Susan Abair