

**PLANNING BOARD**

**APRIL 16, 2015**

**MEMORIAL BUILDING**

**7:00 P.M**

*These minutes are to be considered draft minutes only until approved by the board at their next meeting.*

**Members Present:** Ken Jacques, Don Hill, Peter Keene, Kevin Lee and Darrin Patten

**Others Present:** Bernie Waugh, Susan Chiarella, Mike Chiarella, Mike McCrory, Arianne Cooper, Adrienne Cooper, Jon Carlino, Leigh Callaway, George McCusker

**Meeting w/Bernie Waugh-** Bernie started the meeting explaining the issues he had w/the language of the zoning amendments and clarifying boundaries. Bernie's big issue was that the burden of proof was on the town. Kevin explains that here is course filter set in place when an issue arrives. Don states that the course filter is Reasonable man standards and includes town officials if need be. The course filter is in such a way that the applicant would be responsible for a wetland scientist at their cost. Ken states that they tried to keep it as cost effective as possible.

Bernie stated that the septic system issue is a state issue and it would need to be a policy decision. Bernie went over the issues he had and there was discussions and looked at the suggested language that Mike McCrory had come up with. Bernie agreed w/most of Mike's suggestions however he wanted to take it back to his office read thoroughly and then send an email with his response.

Susan Chiarella asked Bernie about Article 9 and non- conforming lots when wetlands are involved does it require special exception, variance, or both. Bernie explains that there have been law changes since the last time he had reviewed this, so he will also take this issue back, review and get back to us.

Mike Chiarella also comments on the language of section 4.15. Bernie will also review.

**Cooper Consultation:** Alison Cooper addresses the board and explains that she has two extra rooms in their home on Stoney brook Road. She states her place is already established as a farm but would like to open a Bread and Breakfast but wants to know the proper steps in doing so.

Kevin explains that a site plan review would need to be done and they could get a lot of their information on the website. He explains that a Special Exception would be needed because they are in a rural residential zone. Kevin explains they would need to meet all state regulatory issues. Kevin explains the process of the zoning board and he stated that sometimes a joint hearing can be done. He also stated that the Zoning board is not able to give recommendations. Alison inquires on the sign that she already has and if it's ok to add some writing to it. The board explained that it isn't about what is on the sign it is about the size.

**Jon Carlino Consultation:-** Jon addressed the board w/a map and stated that he wants to be able to subdivide on 387 Shad Hill Road. He states that his road frontage is on Carter brook road. The board looked at the lot and Darrin stated that a subdivision cannot be done on a class 6 road. The board apologizes but states it is a state law and there is nothing that they can do.

**Ken Jacques Consultation:** Ken explains to the board that he has been arguing with George Hildrim because where 114 cuts through the golf course it is now being taxed as two lots. He went thru all the archives and nowhere can he find a subdivision that was done and before it was always one lot. Ken does not feel that 114 cutting through there should automatically make it two lots. There was a lot of discussion around that, as he is getting taxed separately for each lot. He stated that on the property card it was manually changed from one lot to two. The board was in agreed with Ken and feels it is not two lots either. Ken stated he has another meeting with George coming up. Darrin asked if Ken needed a letter from the planning board stating that a subdivision was not done therefore should not be two lots. Ken doesn't feel he needs the letter yet but wanted it to be documented that he had come before the planning board with this issue.

**Approval of March Minutes:** Ken makes a motion to accept minutes as written, second by Darrin all in favor and unanimously approved. One abstention.

**Literature and Correspondence:** Governing magazine, NH Division of Historical Resources flyer.

Meeting adjourned @8:14 p.m.

Minutes submitted by,

Susan Abair