

## **PLANNING BOARD**

**AUGUST 19, 2021**

## **MEMORIAL BUILDING**

**7:00 P.M.**

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

Planning Board Members Present: Tim Bray, Chairman; Bryan O'Day, Ken Jacques, Darrin Patten, and Alternate Dan Saulnier. Absent: Peter Keene, Michael Howard, and Amy Lewis.

Others present: Whit Smith, Zoning Coordinator; Eugenia Snyder, Susan and Keith Cutting, Josh McGraw, Jim Yager, and Allen Wilson

Tim designated Dan Saulnier to fill for one of the absent members. The meeting was called to order at 7:00 p.m.

The consultation with Nicholas Argy was rescheduled to September at his request. He would like to see the Board go back to holding meetings via ZOOM.

Minutes of July 14, 2021: Motion made by Bryan to approve the Minutes as written, seconded by Darrin and approved by Tim, Bryan, Darrin, and Dan. Ken abstained as he was not at that meeting.

Jim Yager and Allen Wilson, LLS – Consultation – Property on George Hill Road. Dan Saulnier recused himself. Tim explained at the previous consultation with Mr. Yager, the consensus of the Board was it would be most useful for Mr. Yager to hire a licensed land surveyor who would work with Mr. Yager to develop a plan, then if there were specific questions, the Board would have something to review. Mr. Yager's questions at previous consultations included the Class VI Road, subdivision on a Class VI Road, and access. The Board had advised Mr. Yager it appeared he was at the stage where he needed to collaborate with a licensed land surveyor for professional help, and then come to the Board if there were more specific questions.

Mr. Wilson stated it was his understanding is the net result will not add lots, Mr. Yager has two lots now, and will end up with two lots, but there would be a merger or annexation and a lot line adjustment resulting in a 15-acre lot that Jim would like to create, and what remains would be absorbed into the remaining big lot. Tim noted as has been discussed with Jim, he needs to keep in mind the road frontage requirement for any of the lots. Allen stated there will be no change to the road frontage. There are two lots, one is 150-acres, and one is 5-acres. They will be annexing the big and little pieces, and then creating a 15-acre parcel. The frontage would be the same as what is there now. Nothing else is proposed except for the 15-acre lot. Anything beyond that would require more planning. The consensus of the Board was Jim's next step would be to have the survey work done and a formal plan drawn up and when the plan is all set, he would need to file an application and a hearing will be scheduled.

Following the consultation with Mr. Yager, Dan Saulnier came back to the table as a in as a voting member.

Discussion: Short-term rentals, Airbnb, VBRO, “guest facilities”. Tim reported Whit had spoken with him about short-term rentals. A copy of “Municipal Regulation of Short-Term Rentals” from the NH Municipal Association was shared. The trend for short-term rentals is increasing and regulations need to be reviewed to see if they adequately address the impact of this. Article 3.12 of the Zoning Ordinance refers to “Guest facilities” and those require Special Exception. The Zoning Ordinance also speaks to the requirement of a Site Plan Review for home businesses. The variety of rentals, 3 mos, 6 mos, weekend, air bnb, have different impact in the area they surround. Accessory Dwelling Units require local approval. Wonderwell had to have approvals for their lodging and camp sites. The emerging uses are not different from those two examples. The Board spent a great deal of time discussing whether the language in the current Zoning Ordinance is sufficient or whether there needs to be more done to make the requirements clearer. Springfield is near the Lake Sunapee/Upper Valley area where people want to be for recreation. The rentals are businesses and businesses are to be regulated. The term “guest facility” in the ordinance seems to lend support that these uses require Special Exception and Site Plan Review as a business.

Eugenia Snyder, resident of Twin Lake Villa Road, reported she recently moved here from Oregon. After moving here, Hide-A-Way has two cottages on the road being advertised as AirBnB. There are people coming and going at all hours and lots of disturbance by noise and barking dogs. The area is residential, and the lots are small. One is being advertised with a long-term tenant, and the other is short-term through Air BnB. She has experienced this development in other areas where she has lived. There is a change in character and the security of the communities where these rentals increased. Eugenia questioned what the requirements were for Hide-A-Way and what can be done about the issue. The Board discussed the issues. As it stands, the Board of Selectmen would be responsible for the enforcement and the suggestion was made for Eugenia to send a letter to them.

It was suggested that at some point the Planning Board work with the Board of Selectmen to create objective standards about acceptable and not acceptable practices.

Josh McGraw reported he will be a consumer looking for short-term rental approval in the future. He currently has an approved ADU on property he owns. He plans to rent to traveling nurses, and they typically rent a few months at a time. He is looking at “glamours” camping or “glamping” on his other property, renting tents. There is no running water, so septic is not required, and there would be composting toilets. Josh stated he will be working up a plan and will come before the town to review his proposal. Josh is interested in following the progress of the ordinance review.

There was enthusiasm among the Board for a work session. Amending the Ordinance for clarity is part of it. Enforcement needs to be looked at as well. If this is a business, then it needs to follow the process set forth in the Zoning Ordinance for a Special Exception for a business. There are provisions in the Ordinance now to support enforcement by the Board of Selectmen based on what is there now, but there likely will come a time when more enforcement is required. There should be time taken to add clarity to the definitions. The Select Board should

be involved in these work sessions as they are responsible for enforcing the ordinance once it is created. The Board does not want to create something that the Select Board does not have the resources to enforce. They will ask the Select Board to schedule a work session with the Planning Board.

Dan Saulnier reported he and Mike Howard had a productive work session on the noise ordinance last week. He should have something prepared to send out in advance of next meeting so members can take time to review the differences before they come to the meeting.

Janet reported Michael Hansen has contacted her. He has purchased the former CCM property and building at 116 Hansen Road. There have been difficulties in planning the power installation for his approved treatment tank. The CCM building is a great size and a much better location for the project. He will be coming forth with applications to amend his former approvals.

The meeting adjourned at 8:40 p.m.

Submitted by,

Janet Roberts,  
Administrative Assistant