

PLANNING BOARD

Dec 15, 2022

MEMORIAL BUILDING

7:00 P.M.

Board Members Present: Tim Bray (chairman), Peter Keene (vice chair), Ken Jacques, Darrin Patten, Dan Saulnier, and John Trachy (alternate)

Absent: Mike Howard and Jen Roberts (alternate)

Also present: Steve Dzubak, Tim Josephson and Whit Smith

Tim began the consultation with Mike Hansen concerning his request for an amended site plan by reading the Planning Board Regulations on consultations and let Mike and the Board know that he would do the same prior to any consultation to ensure consistency. Mike shared with the Board that he is requesting an amended site plan to include 2 new buildings on his lots located on Hansen Road. Building A is an 80'x210' storage building for bridge kits waiting to be shipped and will be located on Tax Map 8 Lot 690-523 which is currently a cleared lot and contains no buildings. Depending on what he finds about building size and the requirement for sprinkler systems the building size may be reduced. Building B will be a 30'x60' cold storage possibly with only 2 sides, located on Tax Map 8 Lot 803-020. This lot currently has an approved site plan. Tim stated that some items not shown on the map might be waivable items such as the 5' contour lines, snow removal locations and features within 200' of the property lines.

Extensive discussion as to whether or not a site plan is needed for all three lots Hansen owns. The Board settled on having a single site plan that covers all structures located on all three lots.

Board discussed where the Select Board stands in regard to defining a Short-Term Rental in Springfield. Currently an STR is 185 days or less. Whit shared with the Board that the State Tax Code requires Meals and Rooms taxes to be collected from businesses operating at less than 185 consecutive days. The State of NH RSA 48-A:1 V. "Vacation Rental" or "short-term rental" means any individually or collectively owned single-family or dwelling unit or any unit or group of units in a condominium, cooperative, or timeshare, or owner-occupied residential home, that is offered for a fee and for less than 30 consecutive days.

Minutes of Nov 17th: Dan moved to accept as amended, Tim seconded Board approved, Darrin and Ken abstained due to being absent for the meeting.

Tim asked Ken to give a review of the Capital Improvement Committee

The CIP which meets twice a year prior to the first Budget Committee meeting is made up of all volunteers, Ken, Jeff Milne, Janet Roberts and Tamara were members when the committee was formed. The State required towns to have a CIP in order to qualify for State funds. The CIP is a fluid document showing items over \$5,000 that department heads bring forward.

Buildings/Grounds, Fire Dept., Highway Dept., and Police Dept. have sections within the document. The committee uses the document as a guide for the Select Board and Budget

Committee to plan for and attempt to keep yearly spending as level as possible. Current members are Ken, Jeff, Tamara, and B. Manning. Whit would like to be on the committee. Tim moved to allow Whit on the Board; Ken seconded Board unanimously approved. Tim doesn't have a problem if the committee is removed from the oversight of the Planning Board. If it stays under the PB then he requests that details of the meetings be sent to all members after the meetings. Ken shared that Jeff Milne is interested in researching the current and future needs of the Town for buildings, ie. new police station, sand shed/highway building and retrofitting of the fire station/highway garage.

Review of Draft Noise Ordinance and the Select Board chair comments

Ken shared that he attended the SB meeting on Monday. He feels that the Noise Ordinance could be detrimental to Twin Lake Villa. They plan out three years and have 3 weddings a summer. Each time there is a wedding a new request will need to be applied for with the potential for denial to be concerned about. Residential locations could make as much if not more noise than commercial locations. Tim voiced that residential noise issues are covered in the current ordinance.

Board worked through the Ordinance reviewing the comments the SB chair brought forward. Dan will send an updated ordinance to Tamara for submittal to town counsel prior to holding the required public hearing.

Meeting adjourned 9:20 p.m.

Respectfully submitted,
Tamara Butcher