

PLANNING BOARD

March 16, 2023

MEMORIAL BUILDING

7:00 P.M.

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

Absent: Peter Keene

Also present: Lee Ellis, Josh McGraw, Clayton Platt, Jennifer Edwards, Don Mason, Tim Josephson, Jeremiah Crosby, and Whit Smith

Tim asked Jennifer Roberts to act as a full member in the absence of Peter Keene. She agreed.

7:05 Conceptual Consultation with Jennifer property owner at 27 Woodcrest. She is interested in operating a Short Term Guest Lodging facility business, Tim stated the intent of the consultation was to anticipate and discuss any site development problems that may be encountered. Any discussion between the Board and the Applicant is non-binding. 27 Woodcrest is made up of 2 lots of record and has 2 structures one is the main residence on one lot and second lot is the location of a 2-car garage with an apartment over. The garage building would be the rental. Both buildings are serviced by the same septic. Tim shared with Jennifer what would be involved. Knowledge of the septic age and if it received State approval. Jennifer asked how she would find that information. The Board stated that she should have that, Whit shared that information can be found on the State of NH DES website. Jennifer stated that she has received all applications and the narrative.

Lee Ellis and Clayton Platt: Subdivision of Ellis property approved at the August Planning Board meeting. Clayton spoke to the Planning Board's concern of the driveway and requesting the test pit data being shown on the mylar. Driveway requirements are a Zoning permit issue, and his understanding was that a Planning Board member would visit the site when the permit is submitted to insure the requirements are met. The test pit date is not shown on the mylar because that is done by a septic designer and having their stamp on his mylars is not possible.

Darrin spoke to the fact that what was before them was a subdivision and only a subdivision all of the additional information being requested is out of the purview of the Board.

Whit spoke to the driveway being a Road Agent issue and not that of the Zoning Coordinator.

The board determined that everything they needed was included on the mylar of which they then signed as well as the paper copies.

Josh McGraw Consultation for an Off Grid STR

Josh McGraw spoke to the board regarding his plan to continue to operate his Off the Grid Guest Lodging Facility Business on 50 acres as he has been doing for the past 8 years. There is no water or septic at the location, access is by snowmobile or a side by side with tracks in the

winter and by foot in the summer. All water is transported in using 5-gallon containers. The cabin is located approximately 1.5 miles from the town maintained road on a class 6 road. He has constructed a second cabin of which has fiber run to it for emergency use. When guests (friends and family only) are visiting he will be located in the "old" cabin while the guests are utilizing the "new" cabin. He selects each of the guests personally of which because of the conditions (rustic and completely off the grid) self-select. Parking will be on property Josh has a deeded easement to located off of the town maintained road.

Minutes of March 16th approved with changes.

Discussion of the Noise Ordinance, the town attorney has not returned an opinion. Once the new Select Board is determined a member of the Planning Board will meet to discuss the direction of the Ordinance. Presenting the Ordinance to the town for input especially business owners to determine is it will be approved or not. Also request input from the Municipal Association. Mike volunteered to meet with the Select Board.

Meeting adjourned 8:40 p.m.

Respectfully submitted,
Tamara Butcher