



TOWN OF SPRINGFIELD

2750 Main St., PO Box 22, Springfield, NH 03284 (603)763-4805 www.springfieldnh.org

PLANNING BOARD MEETING MINUTES

Thursday, June 15, 2023 7:00pm

Springfield Memorial Building

PRESENT:

- Tim Bray -chair
- Ken Jacques -member
- Jen Roberts – member
- John Trachy – alternate
- Poul Heilmann – ex officio member
- Whit Smith – Zoning Coordinator
- Tim Josephson – Upper Valley LSRPC

ALSO PRESENT:

- Keith Cutting
- Susan Cutting
- Paul Biebel
- Joshua McGraw
- Mike Hansen
- Bill Emerson
- Steve Piispanen
- Chris Farrell
- Katie Farrell
- Ted Valley
- Kathleen Chambers

AGENDA:

1. Minutes
2. Joshua McGraw – site plan continuation
3. Joshua McGraw – annexation
4. Brian call – consultation
5. Michael Hansen Properties, LLC – site plan amendment
6. Paul Biebel – site plan
7. Susan Cutting – consultation
8. Stephen L. Handley 2003 Trust – site plan
9. Beatrice K. Leiva – voluntary merger
10. Curt Pandiscio –voluntary merger
11. Administrative business



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Meeting called to order at 7:00pm. Roll call, introduction, appointment of alternate John Trachy as acting member

1. Minutes – approved by Jen Roberts, Ken Jacques, Tim Bray and Poul Heilmann. John Trachy voted “no”.
2. Joshua McGraw – continuation of site plan review for outstanding items. Site plan application accepted as complete. Motion to accept by Jen Roberts, second by John Trachy. Unanimous vote. Site plan hearing opened. No discussion. Motion to open public hearing by Ken Jacques, second by Poul Heilmann. No discussion. Motion to approve site plan by Jen Roberts, second by Poul Heilmann. Unanimous vote. Site plan approved.
3. Joshua McGraw – annexation. Motion to accept application as complete by Jen Roberts, second by Poul Heilmann. No request for public hearing. Motion to approve annexation by Poul Heilmann, second by Ken Jacques. Unanimous vote. Annexation approved. Mylar signed.
4. Brian Call – consultation. No representative present
5. Michael Hansen Properties, LLC – amend site plan. Motion to accept as complete by Jen Roberts, second by Ken Jacques. Unanimous vote. Site plan accepted as complete. No public comments. Site plan hearing opened. No discussion. Motion to approve amended site plan by Poul Heilmann, second by Ken Jacques. Unanimous vote. Amended site plan approved.
6. Paul Biebel – Application for site plan for short-term rental business. Application incomplete - need Life Safety Checklist completed by Fire Department. Requirement for setback lines waived on motion by John Trachy, second by Poul Heilmann. Unanimous vote. Motion by John Trachy, second by Ken Jacques to continue application to July 20, 2023 at 7:00pm for further review and receipt of Life Safety checklist. Unanimous vote.

Public comments heard in support of Paul Biebel application. Question regarding how the public is aware of the need for a Site plan for Short-term rentals and other land use changes. Addressed by Poul Heilmann, Whit Smith and Ken Jacques.

7. Susan Cutting – consultation concerning 1998 Planning Board approval of a lot. Advised to obtain documentation from Registry of Deeds and Department of Environmental Services



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8. Stephen L. Handley 2003 Trust – Recusal by Planning Board member Ken Jacques. Application for Site plan for short-term rental business. Mr. Handley’s attorney has requested that the application review be continued until July. Motion by Tim Bray, second by Poul Heilmann, to continue the application review to July 20, 2023 at 7:00pm. Unanimous vote.
9. Beatrice K. Leiva – voluntary merger. Motion to accept application as complete by Tim Bray, second by Poul Heilmann. Unanimous vote to accept. No request for public hearing. Motion to approve merger by Tim Bray, second by Poul Heilmann, with the condition that applicant obtain written consent of any mortgagor and that this be recorded with the notice of merger. Unanimous vote to approve with conditions.
10. Curt Pandiscio – voluntary merger. Motion to re-open application from last month by Tim Bray, second by Jen Roberts. Unanimous vote Motion to accept application as complete by Tim Bray, second by Poul Heilmann. Unanimous vote to accept. No request for public hearing. Motion to approve merger by Tim Bray, second by Poul Heilmann, with the condition that applicant obtain written consent of any mortgagor and that this be recorded with the notice of merger. Unanimous vote to approve with conditions.
11. Administrative business – discussion concerning update and inclusion of information on town website

Meeting adjourned at 9:15pm. Next regular meeting is Thursday, July 20, 2023 at 7:00 at the Memorial Building