

MINUTES
PLANNING BOARD
October 6, 2021
Via Zoom and in-person

Present: Deirdre Daley (Chair) – in person, Shawn Talbot (Ex-Officio) – in person, Lou Alvarez - in person, John Schaumloffel-online Josh Muhonen- in person, Elizabeth Freeman-online, Craig Smeeth-online and Jennifer Minckler- in person. Nate Sikkila-in person, Deirdre Daley took roll call attendance. Dee asked Craig Smeeth to sit in for Tim Somero in his absence.

Deirdre brought up the matter of NBT Bank and the Bond was discussed. Paul Somero was contacted by Deirdre by email to ask that he attend the next meeting.

Selectmen/Chair/Land Use Report: Shawn Talbot reminded the Board of the Planning Board Budget review to be held in person at Selectman's meeting on October 19, 2021. The Assessors and Conservation Commission will be in attendance for their budgets and to also discuss tax maps and GIS. The Land Use Clerk mentioned that NHMA sent out information regarding Broadband and she will forward to the Planning Board. The Land Use Clerk confirmed that the Attorney referral information was received. Deirdre mentioned the appreciation letter for John Schaumloffel for his role as Chairman of the Board. Deirdre read the letter out loud, which will be mailed to John for his record. Deirdre discussed the matter of Lower Pratt Pond Road, about a potential buyer wanting to have a 5th wheel trailer on the lot that is for sale. There was much discussion on the topic. John believes this may be a Building Inspector matter but Shawn did confirm that the Building Inspector referred this inquiry to the Board of Selectman. It was suggested that this matter be presented to Counsel. It was determined that the current owners were previously advised to seek counsel. Deirdre will address with Town Counsel and will advise the Planning Board of the response.

Minutes of September 15, 2021: To be reviewed at the October 20, 2021 meeting.

Other Discussions:

- **NBT Bank- Irrevocable Letter of Credit-** Deidre advised the Planning Board that she has contacted Paul Somero regarding NBT Bond to attend the meeting. She will also contact Paul Somero by phone to ensure he can attend. Deidre mentioned that work should be completed or the bond should be called or require posting of another bond for the work to be completed. The Common Land also needs to be deeded to the HOA, the HOA officers transitioned, and as built to be done.
- **Solar-** the two options being looked at are the land fill and the School. Last year quotes were received for the land fill, school and the Town Office building. The best option was the school as it already had the three phase power infrastructure. It was decided that Shawn recommend to Jen which school meeting would be best for the Planning Board to attend.
- **Budget-**Deirdre wanted to mention the budget even though it was not on the agenda. The master plan was discussed as it is budgeted for and has not been updated for about 15 years. It was requested that Jen submit results of prior master planning questionnaire added to the Dropbox.

Meeting adjourned at 8:15pm by Nate Sikkila, seconded by Josh Muhonen. Work group session began.

Work Group Session: Work group session began and will be continued at the next meeting to be held on October 20, 2021. Dee confirmed with Craig Smeeth that the workgroup for Modernizing Underground Utilities is ready to be presented and will present at the next meeting on October 20, 2021. Craig will provide the document **Underground utilities policy/practices for the town of New Ipswich, New Hampshire** to Jen who will add to the Dropbox. Deirdre worked on **Subdivision Inventory** as Tim was absent.

Commercial District / Solar Power work group met in person at the Town Office and on Zoom. Participants are Liz via Zoom, Nate, Josh, Shawn, Lou A and Jen in person. Shawn asked who wanted to lead and Liz advised her participation will be minimal as she slowly transitions off the Planning Board. Liz has been working on the Commercial District matter for years with the Town and provided the following suggestions:

- What size of an area and where
- What type of development allowed-warehouses, office building, storage, retail
- Town must vote on a warrant article
- What would be better with a Commercial District?
- Traffic Impact
- Noise impact

Liz mentioned that the Town does allow development by variance or special exception which requires a review of every application. The Developer may be approved or not. Whereas, having a Commercial District and meeting the requirements, the Developer will be able develop. Liz believes the case by case review works for this Town. Liz mentioned that there are several studies that show Commercial Districts increase your taxes. The services that are required to support the Commercial Development cost more than the revenue brought in. Lou A brought up the idea of an Industrial District near the land fill which could bring tourism, sales, small office buildings and will not interfere with the neighbors. Liz mentioned the lack of Town water and Sewer. Liz suggested looking at the Town Zoning Ordinance. There was discussion of Millipore and Sterilite and the progress they made in the Town and the benefits to the Town. Liz mentioned Warwick Mills and the lack of benefit to the Town. The discussion continued as to what the Town may need.

Adjourn at 9:45pm

Respectfully submitted,
Jennifer Minckler
Land Use Administrator