

MINUTES
PLANNING BOARD
February 16, 2022
Via Zoom and in-person

Present: Vice Chair Lou Alvarez – in person, Nate Sikkila- in person, Josh Muhonen- in person, Tim Somero- in person, Lou Guarino- in person, Craig Smeeth- online, John Schaumloffel –online and Jennifer Minckler- in person. Sam Benedict was in the audience in person.

Selectmen/Chair/Land Use Report:

Selectman Shawn Talbot mentioned Candidate's Night March 1, 2022 to be held at 7:00PM. Candidate's night can also be viewed live on channel 22 for Comcast Customers. The Road Committee discussion is being started again. The initial meeting may be held mid-March. The two voting Planning Board members are currently Nate Sikkila and Lou Guarino. Shawn advised that in addition to the two voting members anyone wishing to attend the meeting can do so.

The Land Use Clerk made copies of the Bylaws for all in person members that will be reviewed at the March 2, 2022 meeting. The Land Use Clerk reported that the Cemetery Trustees and Sexton are unable to attend the meeting on March 2, 2022 and has asked them to attend the meeting of March 16, 2022 but no response from them at this time. Land Use clerk mentioned SB344 Remote Meeting Bill that would remove the requirement of a quorum be physically present at the meeting location while allowing virtual for members and members of the public. NHMA suggests to all that want this to contact the Senators and vote to pass this bill. The Land Use Clerk also mentioned that an expedited wetland application was submitted to the Town for the Bertram subdivision application but Bob Boynton will not sign as he doesn't feel the winter snow allows for an accurate finding on the wetlands. Jed Paquin hopes to be available for the meeting scheduled April 20, 2022 at 7:20pm to continue the hearing on the Bertram subdivision application. The Subdivision spreadsheet is going well but the Land Use Clerk wants to go back further than the 20 years suggested by the Chair. There have been several inquiries going back to 1970 and 1980 timeframe and the spreadsheet will allow a better response time for those inquiries.

Lou Alvarez, in the absence of Deirdre Daley, had nothing to report as Chairman.

Minutes of January 19, 2022: Minutes are to be reviewed at the next meeting March 2, 2022 due to computer issues. Shawn motioned to review the minutes at next meeting. Nate Sikkila seconded. No discussion. Motion carried unanimously.

7:30 Public Hearing- Dean and Martha Bertram, 18 Poor Farm road- 2 lot Subdivision Map 8 Lot 15B-was postponed and continued to April 20, 2022.

Old/New Business: Discussion of a Commercial District was opened by Josh Muhonen who interviewed one of the real estate agents in town on their opinion, which is that it should be part of the master plan, giving businesses the opportunity to come in. The downside is how a commercial district would affect in-home businesses. Discussion continued with the Board about spot zoning which is illegal in the State of NH, how, where, what restrictions would there be with a commercial district. Josh hopes to obtain statistics of the demand for commercial property in town. John Schaumloffel suggested reaching out to all other the Real Estate office in Town to obtain feedback. Craig suggested that the people of the town be able to provide their feedback on this matter. John Schaumloffel was in agreement that through a warrant or vote we must allow the people of the town to have a chance to provide feedback. Discussion continued on infrastructure, market, location, etc.

John Schaumloffel mentioned the matter with Lower Pratt Pond Road of the non-buildable lot and that the inquirer is to be responded to that we will research the matter further and contact him as soon as possible.

Solar was mentioned and that it would not be advisable to be at the dump site due to the lack of 3- phase power. Discussion continued on the cost of the panels, where to purchase, location of the solar panels, wind power generators as an option. Shawn suggested the need for another presentation on solar power. Tim and Lou G. will look at the topic of solar separate from the Commercial District and report back to the group (with a focus on providing lower costs for electricity for town/town buildings).

Motion to adjourn by John Schaumloffel. Motion seconded by Josh Muhonen.

Adjourn at 8:40pm

Respectfully submitted,
Jennifer Minckler
Land Use Administrator