

MINUTES  
PLANNING BOARD  
October 4, 2023 7:00pm  
In-person/Zoom

**Present:** Josh Muhonen (Co-Chair)-in person, Selectman Shawn Talbot (Ex-Officio) - in person, Nicole Talbot-via Zoom, Bruce Ruotsala- in person, Tim Somero-in person, Jennifer Minckler- in person.

**Citizens in attendance** – Sam Benedict- in person, Lou Alvarez, Board of Selectman- in person, Jason Somero- Board of Selectman- in person, Carrie Traffie, Welfare Officer-in person, Andrew Morrill- in person

Open meeting with the pledge of allegiance – 7:00pm

Roll Call taken by Co-Chair Josh.

**Selectmen/Chair/Land Use Report:** Selectman Talbot reported that last night the Board of Selectmen set the hours for Trick or Treat to be held October 31, 2023 from 5pm-7pm.

Selectman Talbot advised that there will be a public hearing with the Board of Selectman on October 24, 2023 at 7pm at the Town Office regarding the terms of the Town accepting Old Beaver Road as a town maintained road. Selectman Talbot asks anyone with input to join.

The Land Use Clerk reported that there may be a submission of an application for a subdivision on Appleton. The Engineer requested the current subdivision regulations and application. The current subdivision regulation were not on the website and the Land Use Clerk then did add them to the website.

The Land Use Clerk advised that two of the Brook Haven Farm, LLC subdivision lot owners have applied for driveway permits without the required erosion control plan being submitted and approved. Both applicants were advised of this requirement and the need for Planning Board Engineer approval. Selectman Talbot had spoken with one of the applicants tonight, who confirmed he does have an erosion control plan and will submit to Bert. It was requested by the Land Use Clerk that for continuity, she, the Land Administrator and Bert be notified when the erosion control plan is submitted and approved by Bert.

Both the Land Use Clerk and Nicole Talbot participated in the Hard Road to Travel webinar today. Lou Alvarez asked for the recording to be provided to him when it becomes available from NHMA.

The Land Use Clerk asked that the Board members submit requests prior to the day before a meeting or the day of the meeting due to time constraints.

**Minutes of August 30, 2023-** Motion to approve as amended by Josh. Motion seconded by Shawn. Roll call vote. Motion carries

(There were no minutes for 9.5.2023 as the meeting was cancelled)

**Minutes of September 20, 2023-**Motion to approve as amended by Josh. Motion seconded by Bruce. Roll call vote. Motion carries with 1 abstention.

**Welfare Office discussion on housing with the Board of Selectmen-** Carrie Traffie provided a hand-out of the affordability of rental versus income for each county in the State of New Hampshire as well as 2023 median gross rent and vacancy rate. Carrie explained the housing situation for the homeless in New Ipswich and surrounding towns. The Planning Board and Board of Selectman asked what is needed to assist in this matter and what the resolve is and what other towns are doing. Carrie explained that there is a need for at least one available housing unit in town to be used in an emergency situation or for a short term stay up to 6 to 8 months. Shelter of the Storm would oversee the property and pay half of the rent and the town pays the other half. The program is very structured and strict. Carrie mentioned that in Jaffrey there is a transitional shelter that is very successful and discussed the operation of that.

Discussion of the lack of housing, lack of rental property and the resources or lack of resources continued among the Boards and Carrie.

Tim confirmed with Carrie the five points for publicity and education, which are:

- Emergency situation (month or less) -1
- Short –term stay (8 months or less) -1
- Chronic – those that like it and couch surf -n/a
- General lack of inventory in housing- 25
- Elderly housing- 2 year wait

A sixth category would be off-grid, out-of-system, and mental illness.

**Old/New Business:** Discussion on the housing issue continued among the Planning Board. Topic to be discussed in the future with the complete Planning Board in attendance.

Tim advised there will be no need to post the Gravel Pit inspection agenda, for there will not be a quorum. Lou Guarino, Bruce Ruotsala and Tim will be in attendance for the inspections. The inspections will be held October 21, 2023 from 9am-1pm.

Nicole mentioned Autumn Fest and the pumpkin table for the kids. The Land Use Clerk volunteered to assist with the pumpkin table.

Motion to adjourn at 9:35pm made by Josh. Motion seconded by Tim

Adjourn 9:35pm