

PLANNING BOARD MEETING
NOVEMBER 6, 2013

PRESENT: Liz Freeman, Vice Chairman, Ned Nichols, Bert Hamill, Paul Termin, Tim Jones, Joanne Meshna

The meeting was called to order at 7:00 p.m. at the Town Office. Tim was appointed to fill Ed Dekker's vacancy and Joanne was appointed to fill Ollie Niemi's vacancy for this evening's meeting.

7:00 p.m. Mark Mansfield - Conceptual discussion:

Mr. Mansfield owns lot 5B/15, 182 Perry Road, 58 acres. The plan is to offer educational and research facilities, build a stage for folk and blue grass festivals, and operate an organic farm. He has a letter of intent from Franklin Pierce University and will be entering into a MUA with them as well as with Lawrence Academy. The schools will be working with the farm in creating an educational facility. They hope to bring in Christian Academy and Conval and have an agreement with Mascenic. They plan to do the educational part of the plan with Franklin Pierce and Lawrence Academy sooner than the stage.

Mr. Mansfield stated that the Building Inspector has approved the placement of the stage. Liz noted that a site plan review application would need to be approved before the stage is used for an entertainment venue. She added there was some risk involved in building the stage before a site plan is approved.

Perry Road was discussed. The road is a substandard dead end road about a mile long. The farm is located at the end of the road. Having blue grass festivals with 300 people could become an issue that far down a dead end road.

Mr. Mansfield was asked about parking. A neighbor has a landing strip and the farm has a lower field that could be used for parking.

The Board reviewed the Zoning Ordinance. An agricultural use is a permitted use. Instructional facilities are allowed by special exception. Entertainment with food and drinks are not spelled out and the Zoning Board would need to clarify and confirm. The Planning Board would require a site plan review showing septic and water facilities, sanitary facilities, and a full build out. The Board suggested that Mr. Mansfield's attorney would be able to help with the applications to the Zoning Board and an engineer would be needed for the site plan.

8:00 p.m.:

Joanne referred to a subdivision condominium plan for Wildcat Hill that was approved in 1988 for 8 building sites. The owners would like to move one of the undeveloped sites to another location on the lot. Liz will contact Attorney Kinyon for his advice.

Bert made a motion to approve the August 21, 2013 minutes. Liz seconded the motion and it passed unanimously. Bert made a motion to approve the September 4, 2013 minutes. Paul seconded the motion and it passed with one abstention. Paul made a motion to approve the September 18, 2013 minutes. Tim seconded the motion and it passed with one abstention.

Two notices of decision from the Zoning Board were received: approval for a special exception for Karen Haskett at 374 Ashby Road to operate an antique shop, and approval for a variance application for Floyd Backes and Laura Bridge on Boynton Hill Road to allow two wetland crossings.

A new AOT permit submitted to the State for the Bruce White gravel pit on Turnpike Road was received and reviewed. The hours of operation referred to in the notes are incorrect and Joanne will contact Fieldstone Consultants who prepared the permit.

The Board will review the sign amendment that was defeated a few years back and decide whether or not to resubmit it. Liz will e-mail it to the members.

Joanne distributed articles from New Hampshire Municipal Association's publication Town and City on 1) Attaching Conditions to Approvals in Land Use Boards, 2) Fair Housing in New Hampshire and 3) Conditions Imposed by Local Land Use Boards Now Subject to Heightened Scrutiny.

Liz will work on language for an amendment to the Subdivision Regulations on bonding of roads.

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Joanne Meshna
Land Use Manager