

Meeting Minutes, November 29, 2017

Opened the Meeting 7:05 PM

PB Members & Alternate Present:

X Deborah Johnson, Chair

☐ Kyle Andrews (Select Board Liaison)

X Ray Blake

X Dave LaBar

X Russ Carruth

X Glen Hansen

Elizabeth Jespersen – resigned

X Stephen (Slim) Spafford (appointed Alternate)

Chair Designated our alternate member to sit in place of our absent member, Board approved - RSA 673:11

Waived reading of November Minutes. Following review by PB Members, the Minutes were unanimously approved as presented.

Casey Kuplin, owner of property designated Map 5 Lot 46, had requested to be placed on the Board's agenda to ask what process he was required to complete before he could use his property. Mr. Kuplin is in the land services/construction industry.

Mr. Kuplin expressed concern that a lengthy process would prevent him from using his property.

The PB advised him that he would have to submit an application for a Special Exception to the ZBA and they would schedule a Public Hearing. If the Exception was granted, he would then be required to submit an application to the PB for Site Plan Review and we would review the application, accept it if it was complete, and schedule a Public Hearing. He was advised the timing of the process is controlled by law and any Rules/Procedures that the Boards have. The Chair pointed Mr. Kuplin to the Town website, where he would be able to down-load the instructions and applications.

When asked what his intentions were for the property, he stated that at some point in time, to use it in the following ways:

- Store and maintain his commercial equipment in the existing structure (once the roof was on and walls and doors constructed)
- Use the property as a base for his commercial operations (excavation)
- Use his equipment on and off the property
- Use stock-piled material and transport materials in for fill and leveling the floor of the property
- Cut and store firewood- for personal use
- Saw timbers and lumber – generally for personal use
- Excavation at some point
- Perhaps, build on the property, one or more houses

He could not provide timelines on any of the above uses nor could he say what the applications would request. He was told that he must state clearly in the application for Special Exception how the property

was going to be used. He would be held to the uses stated in his application and the PB Site Plan Review would only cover operation standards associated with any granted Special Exception. To change or add uses he would need to again submit new applications and perhaps apply for a 155-E permit.

He was asked to discontinue construction and to limit access over the bridge. The Selectman had issued a building permit that was intended only for residential use and he was informed he would need to confer with DES and other agencies relating to the bridge access to the property and possibly apply to complete repairs or even full reconstruction of the bridge.

The Planning Board then took up the MOU to Support Planning Process from Newfound Lake Region Association. Following review and discussion --

Dave moved, and Glen seconded, that the Planning Board approve the terms and conditions of the Memorandum of Understanding to Support Planning Process, and further, the Planning Board Chair is authorized to execute the MOU on behalf of the Board. The vote was 5 yes with Russ abstaining.

Reminders to the Board_

- 2017 Annual Town Report - deadline to submit is Thursday, December 21 – The Board authorized the Chair to write and submit the Report.
- Select Board has announced a freeze on unnecessary spending until further notice.
 1. The PB will wait to order the fire-rated file cabinet
 2. Copies of the Final Master Plan will be provided when the spending freeze is lifted

PB meeting Adjournment at 8:50 pm