

Minutes for 11-27-2024 Planning Board (PB) Meeting

Call To Order P.M.

Roll Call: Deb Johnson ✓ Ray Blake ✓ David Madden , absent Russ Carruth , ✓
Jon Beliveau, absent John Rescigno, absent
Alternate: Eric Jones ✓

Listing of Residents & others speaking during meeting: Alan Barnard surveyor

Quorum

If a quorum is lacking or absences exist, the Board the Chair will appoint an Alternate to sit as a voting member. A quorum consists of four (4) members
Chair appoints Eric J as a voting member, all PB members present agree.

Minutes

Deb moves to approve the 10-30-2024 minutes as presented and Russ C seconded the motion.
PB Vote 4 approve, 0 disapprove, 0 abstention due to absence from last meeting

Public Business – Hearings, Applications/Building Permits, Inquiries, Informational Session
(Interested residents or others should request to see the meeting file to read all materials reviewed by the PB)

Lot-Line Adjustment

1. Haney-Coates Lot Line Adjustment

Tax Map # 6 Lot # 76 & Tax Map # 6 Lot # 78

Deb moves and Ray B seconded:

After review and comment, the planning board accepts the Application as having sufficient information to invoke jurisdiction allowing the PB to consider and make an informed decision.

The title owners of the adjoining parcels of real property mutually agreed to adjust the location of their boundary lines running between their adjoining parcels. In so adjusting their mutual boundary line, no new lot is created; and the adjustment does not violate any applicable land use ordinances.

The Lot-Line adjustment is approved conditioned on full payment to the Town Administrator of all fees and documents necessary for recording the adjustment.

2. The Circle Program & Brandon & Elizabeth Bilodeau

Tax Map # 6 Lot # 31 & Tax Map # 6 Lot # 31-1

Deb moves and Russ C seconded:

After review and comment, the planning board accepts the Application as having sufficient information to invoke jurisdiction allowing the PB to consider and make an informed decision.

The title owners of the adjoining parcels of real property mutually agree to adjust the location of their boundary lines running between their adjoining parcels. In so adjusting their mutual boundary line, no new lot is created; and the adjustment does not violate any applicable land use ordinances.

The Lot-Line adjustment is approved conditioned on full payment to the Town Administrator of all fees and documents necessary for recording the adjustment.

Email/Letters/ InquiriesApplicant.

1. Joe Bernitt – wants to establish a permaculture homestead with dwelling units for his family as well as create recreational opportunities for public access with rentals.

The PB reviews the Zoning and further discusses issues relating to farming and forestry and agritourism

While the Towns Zoning is clear, Deb suggests she will do additional research and where necessary, contact the PB Attorneys to further research the RSA's and judicial interpretation centered on farming and forestry. The laws relating to Campgrounds must be reviewed also. The PB reviews Debs letter to the PB Attorneys and further discusses.

No other action is taken on this matter, the Board is waiting for Mr. Bernitt to submit his application

Announcements and Communications:

1. Laptop Policy
Sara was verbally informed of the difficulty the PB has to comply with the Policy as written. The selectmen may be sent a letter in the future if they won't agree to modify the policy.

Planning Board Work session - Subdivision, Site Review Regulations and Procedures -Deb asks the PB members to review any draft materials she emails and reminds them not to discuss these materials with one another until the PB meeting

The PB will review and approve the completed Procedures once all sections of the Boards Procedures are merged together.

There being no other business Deb motions and Russ C seconds to adjourn.

Adjournment 8:50 P.M.

Submitted by Planning Board