



Planning Board

Public Hearing and Meeting Minutes

March 11, 2024

APPROVED 4/15/2024

Board: Bonnie Ham, Margaret LaBarge, Scott Rice (BOS Rep), Lee Freeman

Alternate: Igor Bily

Absent: Kathryn Cordeiro, Jerry Miserandino, Christina Payne

Staff: Cathy Riley

Public: Steve Tower (Sabourn & Tower Surveying), Rex & Cheri Caulder

Zoom Public: John Kimball, Kevin & Wendy Foley, Bob, MotoG Stylus (cell phone)

Call Public Hearing to Order

Bonnie called to order at 5:05 pm, and a roll call attendance was made.

Lee made the motion to add Alternate Igor Bily as a voting member of the Board for this meeting, Margaret seconded the motion and the vote was affirmative.

Open Public Hearing

Lot Line Adjustment: Thornton Gore & 9 Thornton Gore Road,

Map/Lot: 124-009-000-000-00000 & 125-001-000-000-00000

Properties of Donald Ayotte and Jeremy B. & Nancy Oliver

Steve Tower, surveyor, was in attendance to present the project to the Board. He explained that it was a simple two parcel lot line adjustment to transfer .05 acre from property of Donald Ayotte to the property of Jeremy B and Nancy Oliver. Ayotte property would go from 8.3 acres to 8.25 acres, and the Oliver property would go from .082 acres to .087 acres. Steve added that this small change was due to driveway gravel from the Oliver property sliding onto the other property, so the neighbors worked it out with a sale of the affected piece of land included in this adjustment.

No other comments were addressed to the board.

Scott made a motion to accept the boundary line application as presented, Margaret seconded the motion and the vote was affirmative.

Bonnie closed the public hearing at 5:08 pm, signed the plans and the Planning Board meeting opened at 5:11 pm.

Approval of Minutes- February 12, 2024

Scott motioned to approve the minutes of February 12, 2024. Margaret seconded the motion and the vote was affirmative, with Lee abstaining due to absence.

Reports of Officers and Committees

Scott stated that they were mostly working on the lead pipe date project that they have been working on for a while now, and currently preparing for tomorrow's Town Meeting.

Bonnie informed the Board that she had contacted the Municipal Association to see what role Kristen Durocher, who is on the Conservation Committee could play on the Planning Board.

Bonnie noted that she was told that Kristen could only participate as a conduit between the Planning Board and the Conservation Commission, but would not have voting status.

Margaret noted that the current Planning Board handbook states that we can have one Planning Board member in common with the Conservation Commission, but that person must be a duly elected or appointed member who is properly sworn in. Bonnie was unfamiliar with the specific law and felt it was important to cross check it before any decision is made or anything is said to Kristen.

It was decided to table the discussion until after more research.

Other Business

Correspondence Received:

- Eversource Transmission Line Rebuild Project -Phase 1 -Wetlands Permit Application submitted

Bonnie stated that a great deal of material was given to us and we have not had it for long enough to be able to review it comprehensively in time for this meeting. After looking at some of the plans submitted, she felt that the Board might want to take some time to look at the details, and Lee agreed that he personally would also like some time to look at the details of the project before the April meeting.

Rules of Procedure

Bonnie noted that the Rules of Procedure current update is now posted.

Cheri Caulder asked the Board if it would be possible to add that if a person is not a resident that they would need to have permission to speak at the meetings.

Bonnie replied that is a working document, so changes can be looked into and they can amend when needed.

Margaret reminded Bonnie that according to Rules of Procedure we needed to ask online participants who else is present with them and we completed our list of public present online.

Gravel pit inspection checklist -form subcommittee

Bonnie discussed the need for creation of a gravel pit inspection checklist to guide future pit visits. We have a sample produced by the Town of Sanbornton that can be used as a starting point as it contains a great deal of detail – perhaps more than we need. Bonnie asked for a subcommittee: both Lee and Igor agreed to be on that committee and come up with a suitable checklist before the next pit visit, which is typically scheduled in September each year. Margaret offered to be a resource for the subcommittee if needed.

Master Plan Draft

After congratulating Margaret on a job well done starting the Master Plan draft, Lee added that he had some suggestions and different points that he would like to see added. Scott also said that he would like to look over and send an email if he came up with some points. It was all agreed that this was, and will be a work-in-progress for a while.

The Board discussed a possible next Master Plan Subcommittee date, and it was decided that the next meeting would be on April 8th at 4 pm, before the next scheduled Planning Board meeting.

Bonnie and Scott both stated that they would not be in attendance for the next meeting.

Reminders to the Board:

Bonnie noted that there were some upcoming trainings coming up that the Board might be interested in.

2024 Local Officials Workshops, Wednesday, April 3, 2024, 9:00 am - 4:00 pm.

Margaret added that although in person attendance will be limited to 60 people at the NHMA's offices, they could attend virtually through Zoom, or review the training later as a recording if not available on the date of the scheduled meeting.

Bonnie added that there would also be the NH Office of Planning and Development's Spring 2024 Planning and Zoning Conference on Saturday, May 11 from 8:45 AM to 3:30 PM, and registration opens on April 1 2024.

Margaret mentioned that the NH Department of Business and Economic Affairs has also released a revised 2023 version of the Planning Board Handbook, with an online test to check understanding (with or without a certificate option). Members who are interested can review the handbook online: <https://www.nheconomy.com/office-of-planning-and-development/resources/planning-board-handbook>

Before adjournment of the meeting, John Kimball asked for permission from the Board to comment.

John Kimball commented on the Eversource project which runs through his property, and asked about the explosion heard by some. While no one was sure what the explosion was, it was thought maybe an accident.

Kevin Foley then asked the Caulders if it was coming from their pits, Cheri stated that it did not.

Adjournment

Lee motioned to adjourn the meeting at 5:40 pm. Scott seconded the motion and the motion was affirmative.

Note: the meeting was live Zoomed, however due to technical difficulties, no recording of the meeting will be posted on the website.