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PLANNING BOARD

Monday, May 1, 2023

Public meeting convenes at 7:00 p.m.

Appointments scheduled to begin at 7:30 p.m.

In person at the Town Offices with a Zoom option for the public.

10 **Present:** James Corliss, Joe Brodbine, Maria Bissell, Robert Maibusch, Steve Laskowski, and Fran
11 Shippee. Also present at the meeting was Recording Secretary, Jennifer Keating.

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13 **Absent:** Joe Parisi and James Hancock (alternate)

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15 **Others Present:**

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17 **Call to Order:** James Corliss called the meeting to order at 7:00 P.M.

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19 **Review of the Minutes**

20 April 17, 2023

21 *Brodbine moved to approve the minutes from April 17, 2023, as amended. The motion was*
22 *seconded by Bissell and passed unanimously.*

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24 **Appointments**

25 **Conceptual Consultation – Kimberly Hayes**

26 Hayes did not attend. No conceptual consultation was held.

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28 **Conceptual Consultation – Gary and Margaret Winn**

29 Conceptual Consultations are non-binding on either party and no minutes are taken.

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31 **Conceptual Consultation – Jon Daly**

32 Conceptual Consultations are non-binding on either party and no minutes are taken.

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34 **Public Hearings**

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36 **Items for Discussion**

37 **Updated Village Creamery/Pratt Site Plan Review**

38 The board reviewed the plans and determined that they met the conditions of the conditional
39 approval.

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41 *Bissell made the motion approve the updated Pratt plans based on the facts that the conditions of*
42 *the approval had been met, with the 564 Route 9 abutters being added to the plan and the storage*
43 *trailer being moved out of the side setback and the high-water mark. Maibusch seconded the*
44 *motion. No further discussion, motion passed unanimously.*

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46 *Corliss made the motion to sign the Village Creamery Drawings after the meetings. Brodbine*
47 *seconded the motion. No further discussion, motion passed unanimously.*

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50 **Filing NODs with the Registry**

Corliss brought up the fact that for some plans, it may behoove the board to have the NODs filed with the plans at the registry. This would incur an additional fee. Brodbine asked when that would be appropriate. He thinks that perhaps when conditions subsequent may be appropriate. Laskowski stated that site plans should be registered with the Registry of Deeds as well. Corliss asked the board if they should have a plan in place in case the board needs to. Shippee asked what other towns do. Corliss said that he thinks that it would be newer guidance from the state, but ideally the plans will have all of the information already on the plan. Keating will email the Registry of Deeds to determine what the fees would be.

Items for Information

Wetlands Permits by Notification- Charles Paquette

The board reviewed the Wetlands Permits by Notification and had no additional comments.

Other Business

Granite State Auto

Shippee asked if the Planning Board had set any rules regarding the height of the arborvitae at the Granite State Auto location. The Planning Board said that the height of the arborvitae were not specified on the site plan.

Items for Signature

The board signed the Village Creamery/Pratt plans after the meeting.

Adjournment

Brodbine moved to adjourn at 7:44 pm. The motion was seconded by Shippee, motion passed unanimously.

The next meeting will be held at 7:00 PM on May 15, 2023, at the Town Offices and virtually.

Respectfully Submitted by:

Jennifer Keating

Planning Board Secretary

Approved by:



James Corliss, Chair

5JUL2023

Date