

PLANNING BOARD
Monday, June 5, 2023
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.

Present: James Corliss, Joe Brodbine Bob Maibusch, Maria Bissell, Steve Laskowski, James Hancock, Judy Idelkope and Tricia Lachenal

Call to Order

James Corliss called the meeting to order at 7:00 PM.
Corliss noted that because Parisi has resigned, he cannot seat Mr. Hancock.

Seat Alternates

Review of the Minutes

May 15, 2023

Steve Laskowski moved to approve the minutes from May 15, 2023, as amended. The motion was seconded by Joe Brodbine and passed unanimously.

Appointments (7:30)

Conceptual Consultation – Wendy Pelletier

Corliss explained that conceptual consultations are non-binding on either party and no minutes are taken.

Items for Discussion (7:00)

Lavalley

Corliss noted that we were going to have a public hearing tonight, but it was not noticed.

James Corliss moved to schedule a public hearing for LaValley/Perkins Lumber Display Garage for June 19, 2023, at 7:30 in the Town Offices. The motion was seconded by Joe Brodbine and passed unanimously.

Review for Completeness – Dudek & Smith

The board reviewed the application and checklist for a Boundary Line adjustment noting the following:

This application came before the board previously but required a voluntary merger prior to a boundary line adjustment. It was noted the voluntary merger has been completed and is recorded in the NH registry of deeds under book 3240 and page 1403.

It was noted the plans still indicate there are three lots in several places. The plan will need to be updated to reflect the current status of the lots or reference the merged lots with the book and page clearly noted.

There is no revision block on the plan

The signature block needs room for the entire board to sign.

Maria Bissell moved to deny the application of John Dudek and Norman & Kathleen Smith without prejudice based on the following:

- *Land Development Regulation 401.C requires the name of the proposal and the name and address of the owner of record and applicant(s) (if different). The information on the plan includes Map 13, Lot 7.1, which does not exist.*
- *Land Development Regulation 401.E requires tax map references (sheet and parcel and locus diagram). The information on the plan includes Map 13, Lot 7.1, which no longer exists.*
- *Land Development Regulation 401.K requires a signature block for all Planning Board members to sign. The plan does not include a signature block big enough for the entire board to sign.*
- *Land Development Regulation 401.J requires date and revision blocks: Every Plan sheet shall be dated with a specific month, date, day and year. A revision block shall be included on each sheet and each revision made to the sheet after the initial date shall be noted. There is no revision block on the plan.*

The motion was seconded by Bob Maibusch and passed unanimously.

Kevin & Debra Rose – Voluntary Merger

The board reviewed two (2) voluntary mergers requested by Kevin & Debra Rose. Lachenal stepped out and printed the tax maps and deeds for the board.

It was noted that the deeds for Map 8, Lot C23 and Map 8, Lot C20 do not have the exact same names as the owner. The deed for Map 8, Lot C23 is owned by Kevin and Debbie Rose and Map 8, Lot C20 is owned by Kevin and Debra Rose. The board noted that they cannot assume these are the same owners. The board would need the owners of the properties to be the same. It was noted the owners could accomplish this with a quick claim deed.

The board reviewed the second voluntary merger application for Map 7, Lots G3 and G2.1. It was noted the lots are located on the same deed and therefore have the same owners.

Maria Bissell moved to accept the voluntary merger of Map 7, Lots G3 and G2.1. The motion was seconded by Bob Maibusch and passed unanimously.

Items for Information

Wetlands Permit-by-notification

The Board reviewed the notification. There were no comments.

Other Business

It was noted that an application was located in the Planning Board office that has been there for a while. The board looked over the application, noting that it is for a solar array on residential private property. The board is unsure why the applicant believes they need planning board approval for the array.

Joe Brodbine moves to have Chairman James Corliss contact the applicant to discuss why they believe they require planning board approval. The motion was seconded by Bob Maibusch and passed unanimously.

Idelkope noted that Shippee asked her to speak to the Planning Board about interest in having Rik Ekstrom (housing navigator) come in and do a presentation regarding the HOP Grant Program. The board discussed the Master Plan and the restrictions that it puts on any dense growth in the town. The board noted that they are willing to have him come in for a presentation. It was noted that the grant program can also help with updating the master plan as well as looking over regulations to assure up to date information. Lachenal will contact Ekstrom and invite him to the Planning Board meeting on June 19, 2023 at 7:00 for a maximum of 30 minute presentation.

Idelkope noted that the Conservation Commission has invited James Corliss as the Chair of the Planning Board to come to their next meeting on June 26, 2023 to speak with them about better ways to provide and receive communication with the Planning Board.

Joe Brodbine

Judy – conservation has asked the selectboard to June 26 – best ways to provide and receive communication with the CCC

Brodbine moves to authorize Chariman to go to the CCC meeting- Seconded by Maria – Hancock has offered to do the overlay maps – Judy – not sure they understand that offer Unanimous.

Items for signature


Adjournment

Brodbine moved to adjourn at 9:19 P.M. The motion was seconded by Laskowski and passed unanimously.

The next meeting will be held at 7:00 PM June 19, 2023, at the Town Offices.

Respectfully Submitted by:
Patricia Lachenal
Planning Board Secretary

Approved by:



James Corliss, Chair

6Jul2023

Date