

PLANNING BOARD
Monday, May 16, 2022
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.

Present: James Corliss, Joe Parisi, Joe Brodbine, Maria Bissell, Bob Maibusch, Steve Laskowski, and Fran Shippee. Also present at the meeting was Recording Secretary Jennifer Keating. Alternate James Hancock was present via Zoom.

Others Present: Michelle Phippard, Bob Gooderre, and Michelle Hilger

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

Seat Alternates:

Review of the Minutes

May 2, 2022

Joe Brodbine moved to approve the minutes from May 2, 2022, as presented. The motion was seconded by Joe Parisi and passed unanimously.

Appointments

Conceptual Consultation – 22 Glebe Road– Michelle Phippard

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

Public Hearings

Mark Lanoue/ Granite State Auto

The board received a letter from Mark Lanoue prior to the meeting. Corliss read the letter regarding a new hearing date. Lanoue asked for a continuance and to have the public hearing at the June 6, 2022.

James Corliss moved to hold the Public Hearing at the June 6, 2022, meeting. The motion was seconded by Joe Parisi and passed via roll call, Parisi and Laskowski opposed.

Questions were raised by Parisi regarding the work already done to the site as well as Laskowski about the timeline and how many more delays can be made to the application. Parisi asked what the board's options were. Corliss responded that the Board can ask these questions at the June 6 public hearing.

Items for Discussion

Following Rules of Procedure

Corliss reviewed the rules of procedure and reminded the board that speaking technically is done at the recognition of the chair. He said that provided free flowing information was efficiently shared, Corliss would like to continue the way things are currently done. He reminded the board that the chair needs to be able to promote efficiency during the meetings and that generally Corliss asked if all the board members have a copy of the rules of procedure.

Hancock asked when the appropriate time for to ask about conflicts of interest going forward and that he has questions regarding free speech and how the town handles conflict of interest cases. Corliss stated that Hancock's concerns were different from the item at hand and that Hancock's discussion was not on topic. Hancock said that he is worried about conflict of interest going forward Hancock asked what the mechanism is to raise questions about things that he does not believe the board wants to hear, because he feels as though he is being silenced because the board does not agree with what he has to say. Hancock asked about the freedom of speech, the first amendment, differing opinions, and how conflict of interests are managed going forward. He believes that his statements at previous meetings have been completely justified and appropriate given the situation, however he believes he is being silenced by the board. Corliss continued to explain that he did not think that Hancock was having an on-topic conversation.

Bissell said that she does not believe that Hancock's false accusations of the board and the public's actions to be justified. Hancock said that it is Bissell's opinion that they are false accusations, and he has circumstantial evidence to back-up his claims. Bissell asked Hancock to please provide the information to back up his claims.

Hancock continued to ask what the proper channel is to address these issues and that he has provided documentation to the Selectboard and the Planning Board. He said that he feels as though his concerns are being silenced, which is in conflict of the First Amendment in the State of New Hampshire. Hancock said that he feels that the Planning Board is violating their own rules of procedure by not actively investigating and potentially silencing severe conflict of interest issues. Hancock states that he does not believe that the promotion of alternate Laskowski, a close personal friend of an applicant, before promoting a more senior member of the board is appropriate. Corliss asked to have Hancock send him a letter, stating his concerns and that he will have the letter reviewed by counsel.

Review for Completeness – Graves – Lot Line Adjustment (Map 8, Lots C 12&14)

Complete plans were not available for the meeting and the application was not reviewed.

Review for Completeness – 1757 Rte 9 – Bob Gooderre/Michelle Hilger – Change in Use

The board reviewed the application for completeness. The waiver requests were also reviewed. Corliss asked the board if they thought that anything was missing from the application.

Joe Parisi moved to schedule a public hearing at 7:30PM on June 06, 2022, at the Town offices. The motion was seconded by Steve Laskowski and passed unanimously.

Capital Improvement Plan

No updates at this time, it will be discussed at the next meeting.

Items for Information

Other Business

Wetlands Permit by Notification – (Map 5B, Lot B021)

The Board has no comment regarding the permit.

Wetlands Permit by Notification – Paquette

Parisi stated that this permit seemed reasonable to him. The Board has no further comment regarding the permit.

Question Regarding Change from Residential to Commercial Property (Map 10B/A002)

Correspondence was received by the Secretary regarding the process changing a property from Residential to Commercial. Corliss explained that it would need to be done via petition and that the process is outlined in the RSAs. Secretary will communicate this information to the interested party.

Revocable Trusts

Bissell asked the board what the process was if a revocable trust submits an application. Corliss said that it is not the board's job to prevent fraud. Bissell pointed out that in the RSA, they refer to a certification of trust and wonders if this should be standard process going forward. Brodbine stated that we do not require individuals to show proof that they are the owner. Corliss states that from the town's point of view, it is difficult to make the applicant prove that they are not committing fraud. Bissell explained that the Certification of Trust would actually protect the Planning Board. She asked if we should ask the town lawyer if this should be standard practice going forward. Corliss said that he will ask the town lawyer question.

State of New Hampshire Regulations

Parisi paraphrased a comment that was brought up at the May 2, 2022, meeting during a conceptual consultation, that 80% of towns in New Hampshire do not have Land Use Regulations, Zoning Ordinances, or a Planning Board. Hancock stated that he actually said that they did not have a building code or enforcement. Parisi continued to paraphrase, saying that there was a conclusion that applicants may not be familiar with the rules as well as the role of the Planning Board, so that perhaps the board should be providing more guidance to applicants. Parisi chose not to comment on the conclusion or the recommendation but did want to discuss the number of towns with regulations.

Parisi explained that the State of New Hampshire has an Office of Strategic Initiatives (OSI) has the tabulation of all towns in state of New Hampshire (234 Towns) as to which ones have Planning Boards, Zoning Boards, Land Use Regulations, and Zoning Regulations. It appears that almost 90% of the towns do have these Boards and Regulations. Parisi will send the link to the Secretary to distribute to the Board Members to review the data.

Hancock wanted to be clear about what was claimed. Parisi said that he simply brought this up so that the Board Members can view the data that the state has.

Items for Signature

Adjournment

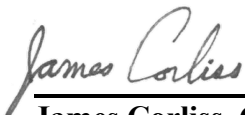
Joe Parisi moved to adjourn at 8:07 P.M. The motion was seconded by Joe Brodbine and passed unanimously.

The next meeting will be held at 7:00 PM on June 6, 2022, at the Town Offices and virtually.

Respectfully Submitted by:

Jennifer Keating
Planning Board Secretary

Approved by:



James Corliss, Chair

14JUN2022

Date