

## PLANNING BOARD MINUTES

May 27, 2020

**APPROVED:** Approved 7/8/20

**AGENDA:** Workshop

**ATTEND:** Denice DeStefano (Chairman), Don Milbrand (Selectman's Rep.), Jackie Elliott, Betty Seeler

**ABSENT:** Paul Barnett, Bruce Beaurivarge (alternate), Evan Hickey (alternate)

**OTHER:** Christina Goodwin (Land Use Manager), Tyler Simonds (Planner)

Ms. DeStefano stated that there is still an emergency order issued by the Governor that allows for meetings to be held electronically due to the pandemic. Members are attending via video and telephone conference and the meeting is open to the public via the Zoom platform and regular phone access. The meeting continued by roll-call vote 4-0 at 7:00pm.

**MINUTES OF MAY 13, 2020:** As these were not available yet, they were moved to the next meeting.

### **SUBDIVISION/SITE PLAN DEFINITIONS:**

Mr. Simonds stated that these are the definitions discussed in April. He went over the changes suggested.

Mr. Milbrand moved to bring these definitions to a public hearing, second by J. Elliott. The motion carried by roll-call vote: J. Elliott – yes, E. Seeler – yes, D. Milbrand – yes, D. DeStefano – yes. Ms. Goodwin asked if the public hearing should be set for June 24, 2020 and the Board agreed.

**DEFINITIONS:** Mr. Simonds addressed the additional definitions. He has 12 of the 40 to go over tonight:

Abandonment: Ms. Goodwin stated that there is no time frame. Mr. Milbrand thought that it was 1 or 2 years. This will need to be looked into.

Basal Area: It was determined that we do not usually use this.

Brewpub: We recently defined this one.

Bulk Storage: Mr. Milbrand felt that 1,000 lbs. of propane was average. Ms. Goodwin questioned if it is in the Zoning Ordinance.

Convenience Store: Ms. DeStefano asked about gas and Mr. Milbrand thought to use automotive fuel.

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### **DEFINITIONS (continued):**

Ms. Goodwin asked if the Board wanted the ballot changes for 2021. The Board felt that they should do them and just remove them if they do not pass. They discussed how many to do. Mr. Milbrand felt that we should ask Counsel if we can put them to vote as just definitions in one large group. Ms. Goodwin will set them for public hearing as one vote and will ask the attorney. Ms. DeStefano added that we are just matching today's reality and updating them. At this time, the Board determined to continue the rest of the definitions.

Distillery: okay as is.

Disturbed Area: okay as is.

Excavation: just for commercial.

Facility: okay as is.

Farm Animal: okay as is.

Fence: okay as is.

Footprint: okay as is.

Ground Cover: okay as is.

Hydroponics: okay as is.

Impervious Cover: okay as is.

Junkyard: Ms. Goodwin felt that we need to look at the Zoning Ordinance and the Health Ordinance for this. Mr. Milbrand thought we might need to think about boats. Ms. Goodwin will have to clarify if that is within our purview.

Kennel: okay as is.

Living Space: okay as is.

Light Industrial: okay as is.

Lot Coverage by Structures: This was discussed and thought to need to be looked at more. Maybe by the footprint.

Manufacturing Storage Containers: Ms. DeStefano questioned the word "structures". Ms. Goodwin read the definition of structures and it was felt that this does not fit there.

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### DEFINITIONS continued:

Mixed Use Development: Just did this so it is okay as is.

Modular Home: okay as is.

Nano Brewery: okay as is.

Natural Woodland Buffer: It was questioned if this is in the Zoning Ordinance. Ms Goodwin stated that we have Buffer Strips in the Site Plan Regulations. Ms. DeStefano said that we may want Buffer Strip added for parts of the ordinance, such as the Mixed Use Developments that were just voted in.

Ordinary High Water Line: Ms. DeStefano suggested that DES might have better language for this. Ms. Goodwin stated that in the Zoning Ordinance, we use high water line. This is thought to need work.

Primary Structure: Ms. DeStefano felt that this needs work to make it clearer.

Recreational Vehicle: Ms. DeStefano questioned the 400 square feet limit. Ms. Goodwin stated that the RSA says 9' or under, but she can check on this. Ms. DeStefano felt we should eliminate the 400 sq. ft.

Reference Line: Ms. DeStefano said that this needs more work as the High Water.

Residential Institution: No-one liked the word "Institution". Following discussion, they decided on "Living Facility" instead.

Retail Sales: Mr. Milbrand asked if we might just eliminate all of the exclusions and that was agreed to.

Shore Line Frontage: It was felt that this needs work along with High Water and Reference Line.

Shrub: okay as is.

Special Exception: Ms. Goodwin thought this is only with the Zoning Board (ZBA) and Mr. Simonds stated that it is listed in the Zoning Ordinance.

Stable: okay as is.

Trucking Facility: okay as is.

Warehouse, Self-Service: okay as is.

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### DEFINITIONS continued:

Water Line of Newfound Lake: Ms. DeStefano said that this needs to be looked at also. Mr. Simonds will check with DES.

Winery/Meadery: okay as is.

Yard Sale, Barn or Garage Sale: Mr. Milbrand stated that this is a regulation not a definition and needs a permit. Ms. DeStefano felt that it needs work and expand household goods. Mr. Milbrand again expressed that it is more appropriate under permitting. Ms. Goodwin felt that it might be best to define in a section of the Zoning Ordinance similar to what was done with Storage Containers.

**COMMUNICATIONS:** None.

### REPORTS:

Historic District Commission - They met in May with nothing new to report.

Select Board – The Board is still dealing with opening up. Some parking places have been converted to allow for dining outside. The Town is working with LinCross, Shackett's, Gina's, and Newfound Enterprise. Wooden tables must be painted with washable paint or covered with throw-away covers. Mr. Simonds asked about wheelchair access and Mr. Milbrand stated that they must access the sidewalk via the ramps. He went on to say that the beaches are open but there are no day passes for this year. They are giving passes to property owners and their guests only. Ms. Goodwin added that these are sold at the back entrance of the meeting room. The Select Board are also talking about the fireworks (less food, etc.) and concerts being a go.

Capital Improvements Program – They do not meet again until August.

Land Use – There is a Special Use Permit to be applied for on Lakeside. The Crazy Cat Winery may be doing a minor site plan to add a deck which will go over the outside seating. Ms. DeStefano felt that she would need to step down from that one as she is an abutter. The Air B&B is on hold as their daughter moved in.

### OTHER:

Ms. DeStefano brought up the change of our meeting time and asked for opinions. Ms. Elliott would prefer 6:00pm to 8:00pm as she is toast after that. Ms. Seeler stated that it did not matter to her. Mr. Milbrand was okay with changing. Mr. Simonds and Ms. Goodwin stated that Mr. Hickey changed to alternate as he couldn't always make 7:00pm. It was decided to determine this at the next meeting when Mr. Barnett, Mr. Hickey and Mr. Beaurivage could weigh in.

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### **NEXT MEEETING:**

The next Planning Board meeting will be June 10, 2020 at 7:00pm. It will be a Zoom meeting again. We have no cases yet, however we shall do the research and revisit the definitions.

With no other business before the Board, J. Elliott made a motion, second by E. Seeler, to adjourn at 8:40pm.

Respectfully submitted,  
Jan Laferriere  
Land Use Administrative Assistant