

1 Planning Board
2 January 25, 2024
3 Public Meeting
4 7:30pm
5

6 Members present: Chip Current, Barry Hantman, Joe Hester, Leo Traverse, Chris Smith, Charles
7 Underhill
8

9 Others Present: Gail Turilli, John Jalbert, Lee Jalbert, Jim D’Agati, Jim Macomber, David Moss
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11 The minutes from the January 11, 2024 meeting were reviewed. Chip notes one correction on
12 line 39 where it states, “changing over from a Class VI designation”, should be “changing over
13 to an emergency lane in addition to a Class VI designation.” Barry **made** and Joe 2nd a **motion to**
14 **accept the minutes as amended.** All in favor, **motion carries.**
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16 Chip mentions that 29 Olde Road Site Plan will not be present at tonight’s meeting.
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18 **12 Olde Road – Preliminary Discussion for an additional building:**
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20 Leo recuses himself from the discussion as he is an abutter. Jim Macomber, property owner,
21 addresses the Board. He stated that the original design included two buildings. He has asked
22 Charlie Zilch to draw up a preliminary plan with a 60x90 building with 5400 sq ft. He would like
23 to have his residence as part of the building which would be 1350 sq ft. The other part of the
24 building will be a veterinary hospital with a store front and flex space. Chip mentioned that a
25 residence is not allowed in the Highway Commercial/Light Industrial zone with the exception if
26 the resident is part of the veterinary staff. Barry explained that the residence has to be integral
27 to the business, for example, the business couldn’t operate without the residence being there
28 and would need to be convinced as to why the residence needs to be there. Chip added that he
29 would like to see specific data to support this. Chris asked for an example to which Chip stated
30 if the business requires 24/7 custodial care. Barry asked what would happen when Mr.
31 Macomber is on vacation, to which Mr. Macomber stated that no one would be overnight in
32 that case. Chris stated that he feels this is reasonable. Charles asked if the business is for large
33 or small animals. Mr. Macomber stated small and exotic animals. Chip mentioned the need to
34 plan for kennels.
35

36 Mr. Macomber also mentioned that the original plan did not show a berm but, it was added
37 later. He is finding that he can’t maintain the Berm and questions if it can be taken down and
38 have a fence put up. Chip stated that Mr. Macomber can leave the berm wild as a heavy
39 vegetated buffer is required.
40

41 The suggestion from the Board to Mr. Macomber is to propose an amended plan with a fence in
42 place of the berm along with the additional building.

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44 **Stagecoach Estates – Emily Lane Mailboxes:**

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46 Leo joins the Board back at the table. Joe Hester stated that this issue came before the Board of
47 Selectmen. The town has not yet accepted the road. Once the road has been accepted, the
48 town will not maintain the mail house. This was not on the original plan so the developer will
49 need an amended plan. As of now, there is a structure on town land and the town does not
50 want to maintain it. Mr. Jalbert stated that this is what the postmaster told him he had to do
51 and that this is what is happening with recent subdivisions. There is not an HOA in the
52 subdivision but Mr. Jalbert stated that there is a Detention Pond Committee to maintain the
53 pond. A suggestion was made to rope in the maintenance for the mailbox structure within that
54 committee. Chip also mentions having a maintenance easement to maintain the structure.
55 Barry noted that it was mentioned that the town will accept the road with the structure but,
56 won't maintain the structure and was just confirming that this was the case. Joe stated that
57 where the structure is to the abutter's property needs to be 15 feet which it is not. It is in the
58 setback and would need to go to ZBA.

59 Chip questioned if the structure could be moved and in looking at the original plan, the only
60 place to move it would be to the middle of the cul-de-sac and there would be no need to go to
61 ZBA. Chip explained that this is a mailbox structure and zoning doesn't allow what the post
62 office wants. A maintenance easement needs to be included in the agreement. As far as the
63 setback, the best solution is to move it to the front of the cul-de-sac or go before the ZBA. The
64 Post Office, Planning Board, and the developer need to make a resolution, create an easement
65 and tie into the Detention Pond Committee maintenance. Planning Board will also need "as
66 built" plans. Barry questioned making the pavement wider and put the structure on an island in
67 the middle. Chip noted that it would fit zoning but, the best option would be to move it to the
68 cul-de-sac. Chip asked who Mr. Jalbert spoke to at the post office to which he responded it was
69 the Hampstead Post Office but, unsure of the person he spoke with. Chip mentions he plans on
70 speaking with the postmaster regarding this issue. The suggestion to Mr. Jalbert is to have an
71 easement to put in the documentation with the Detention Pond Committee to include
72 maintenance and plowing

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74 **45 Highland Drive – Preliminary Discussion for a possible subdivision:**

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76 David Moss addresses the Board. He states that his son and daughter-in-law are looking to
77 purchase the property at 45 Highland Drive. Mr. Moss and his wife would also like to move to
78 town as well and is looking for some guidance regarding subdividing the property to

79 another home. There is a residence on the lot now to the left and a barn to the right. Chip
80 stated that the problem with this is that there is no frontage on any road. Approximately, 1600
81 – 1700 sq ft is needed for the new home. Suggestions to Mr. Moss were that 1. He could build
82 a small road with a cul-de-sac, it would have to be to town standards and can be very
83 expensive, 2. Go to the ZBA for relief from frontage, which would require a Variance
84 application, 3. Or buy frontage from a neighbor which would also require ZBA before returning
85 to the Planning Board. An ADU was brought up but, Mr. Moss stated that he needs more than
86 750 sq ft of living space.

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88 **29 Olde Road:**

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90 Leo recuses himself from the table as he is an abutter. Barry **made** and Chris 2nd **a motion to**
91 **grant an extension to February 8 for a continuance and discussion on the waivers.** All in favor,
92 **motion carries.**

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94 Chip mentions that Town Reports were due in by January 17 and he submitted the Planning
95 Board's report a week ahead of time. He also mentions that Leo and Chris are up for re-
96 election and that there are alternate positions available.

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98 Barry **made** and Joe 2nd **a motion to adjourn.** All in favor, **motion carries, meeting adjourned**
99 **at 9:00pm**

100

101 **Agenda for next meeting:**

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103 1. 29 Olde Road Site Plan continuance

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105

106 Respectfully,

107

108 Gail Turilli

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