

Planning Board
June 8, 2017
7:30 pm

Members present: Barry Hantman, Roger Whitehouse, Jim Castine, David Cogswell, Scott Borucki-Selectmen's rep, Chris Giordano-alternate

Excused members: Chip Current, Chris Smith

Others present: Carol Baird-Heritage Commission chairman, Brenda Whitehouse, Walter Baird, Sumner Kalman, Ed Delorey, Kevin Hatch

Correspondence:

- Public hearing in Beford for a cell tower
- From NH DES, utility maintenance work along the powerline corridor. This will be forwarded to the Conservation Commission.

Minutes:

Barry made and Jim seconded a **motion to approve the May 25, 2017 minutes as written**. Jim, David, and Roger abstained. The motion **passed**.

Other Business:

A checklist for Terra Realty was given to this Board from the Selectmen. This will be reviewed to update any recent work performed by the town.

The town maps have been recently updated to include the new Mobile Home district. A draft was sent to the town for review. This will be forwarded to Chip for his comment.

Old Meetinghouse Subdivision discussion:

Barry noted that the Heritage Commission (HC) was specifically invited to participate in the discussion of the Meetinghouse Subdivision. Carol Baird was invited to sit at the table to represent the HC. Ed Delorey or his representative was invited to sit at the table. Sumner Kalman, attorney for Mr. Delorey, asked if the Board had received his letter and stated it might be best to read that first. Mr. Delorey indicated that Mr. Kalman was hear and acting as his agent.

Barry said this hearing has gone through a hearing process with this Board rending a decision which was subsequently appealed to the Zoning Board of Adjustment and the final approval by the Planning Board was reversed. It is now back before this Board to ensure the Heritage Commission is formally involved per the Zoning Ordinance. The property owner has since filed in court. Due to the time constraints that the Planning Board has to render decisions on applications, this date was chosen to continue the hearing process. Barry noted that this Board cannot issue continuations on the hearing process unless the property owner requests it.

The last paragraph of the letter from Sumner Kalman dated May 23, 2017 was read, which requests a continuance. It was agreed to continue this hearing for six months. If it is still in the courts, then another extension request can be requested, but the applicant will need to make another request. Chris made and David seconded a **motion to continue the hearing at the December 14, 2017 meeting**. It was mentioned that if the court renders a decision before then, the applicant may continue this hearing at an

earlier meeting. There were no other questions from the audience or the Board regarding the motion. The motion **passed** unanimously.

Barry said that while this is in court it does not make any sense for this Board to discuss this application. He said the Heritage Commission will be invited to participate alongside the Planning Board. Carol Baird said there has been additional information since the decision was made by the Planning Board that may be of interest to the Board. The HC was invited to forward any information to the Board as correspondence at any time.

It was noted that the hearing in December will not have notices sent through the mail to the general public.

Master Plan update public hearing:

The Historic Resources section was recently updated. The Capital Improvement Plan was reviewed. The recent updates were based on input received last summer. Barry opened the public hearing and asked the public if there were any questions. Carol Baird mentioned that twice the HC has suggested using the second floor of the Town Hall, including making it handicapped accessible. Chris said there had also been a study to make the Community Center as the town office building and Police Station. Mrs. Baird asked about the feasibility study regarding the second floor and if it could or should be incorporated into the CIP. Barry asked Scott to follow-up on this with the Board of Selectmen regarding renovating the second floor and making it usable by the public.

Mrs. Baird said the HC may have some updates for the Master Plan and was told that letters to the departments will be going out soon. The HC can inform the Board at that time of any suggested amendments. This discussion will be continued on July 13th.

Chris made and David seconded a **motion to close the public hearing**. The motion **passed** unanimously. Chris made and David seconded a **motion to update the CIP as discussed**. The motion **passed** unanimously.

At 8:04pm Roger made and Chris seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted

Janet S. Denison

Upcoming Agendas:

July 13, 2017

7:30pm minutes and correspondence

7:40pm preliminary discussion with Tim Lavelle regarding subdivision in Sandown

8:00pm preliminary discussion with Andy Halback, 303-6886, and Jason Burgess, potential buyer, regarding map 4 lot 191

8:30pm preliminary discussion with Bob Meaney