

**BARNSTEAD PLANNING BOARD
THURSDAY JANUARY 8, 2015**

MINUTES

CALL TO ORDER: Nancy Carr, chair, called the meeting to order at 7:00 P.M.

ROLL CALL: Nancy Carr, chair, Andy Houle, selectmen's rep. Dana Frenette, Bruce Grey, Chris Carazzo, alternate, David Allen, alternate and Paula Vardaro, recording secretary

Nancy Carr asked Chris Carazzo to sit in for Elaine Swinford and David Allen to sit in for Karen Schacht as voting members – they both agreed.

MINOR LOT LINE ADJUSTMENT – CONTINUED:

KENNETH PITKIN

MAP 8, LOTS 23 & 23-2

RTE 126 – SOUTH BARNSTEAD RD

2-LOT ADJUSTMENT

Nancy Carr told the Board that there was an e-mail from Jim Griffin withdrawing the lot line adjustment application. Jim Griffin was going to purchase the land from Mr. Pitkin, but the land is being sold to someone else.

SITE PLAN:

**JUSTIN MC PHAIL
13 PARADE ROAD**

**MAP 6, LOT 40
RETAIL-AUTO SALES**

Nancy Carr told the Board Justin McPhail would like to open a retail auto-sales shop. She read through the application and questioned the lighting.

Justin McPhail stated the lighting is on the site map on the last page of the application.

Nancy Carr continued reading through the application noting a letter from the owner of the building, Jim Kidder allowing Justin McPhail to rent the space for the sales shop.

The hours of operation are Monday through Saturday 9:00 A.M. to 5:00 P.M.

Chris Carazzo asked where the proposed 6' x'6' sign would be located.

Justin McPhail stated on the building.

Justin McPhail said he and his family have lived in Barnstead for five years and his primary goal is to sell quality vehicles, no older than 10 years and of vintage quality. Inside there will be memorabilia and collectables and outside is where the cars will be stored. They would like to start setting up in March and open in April or May.

David Allen asked if there will be changes made to the building structure.

Justin McPhail said no.

David Allen asked where the cars would be parked.

Justin McPhail stated around the corner of the building and a small front area.

David Allen asked what the routine will be when the cars come in.

Justin McPhail said - an inspection will be preformed and if necessary he will send it over to Kidders for repair. Kidders will also do the State inspections for him. All detailing will be done in the building – then the cars will be put out for sale.

Chris Carazzo asked how many signs he is proposing.

Justin McPhail said they will be starting with one, but proposing two because the State recommends two.

Andy Houle asked if he will be offering detailing work.

Justin McPhail said possibly.

Nancy Carr stated that no waivers have been asked for.

Andy Houle made a motion to deem the application complete.

Bruce Grey seconded the motion.

The Board voted unanimously on the motion.

Nancy Carr opened the public hearing at 7:13 P.M.

No comments were given.

Nancy Carr closed the public hearing at 7:14 P.M.

David Allen made a motion to approve the application submitted.

Andy Houle seconded the motion.

The Board voted unanimously on the motion.

PUBLIC HEARINGS:

a) PROPOSED CHANGES TO BARNSTEAD ZONING ORDINANCE:

Nancy Carr told the Board that she dropped the ball for the posting on this public hearing. She stated that at this time she would like to reschedule this public hearing to January 22nd and the posting will be sent to the Concord Monitor for Saturday's edition.

Chris Carazzo made a motion to move the public hearing to Thursday, January 22nd at 7:00 P.M. at the town hall.

Andy Houle seconded the motion.

The Board voted unanimously on the motion.

David Allen suggested posting in other places as well because people aren't accustomed to looking in the Concord Monitor for our notices. He suggested the Baysider because the reporter was present and the website.

b) MASTER PLAN: Nancy Carr informed the public they will have 3 minutes to speak after announcing their name and address to the Board. She acknowledged David Brown, the chairman of the master plan.

Nancy Carr opened the public hearing for the updated 2014-2024 Master Plan at 7:22 P.M.

David Allen said this Master Plan is a result of several years of work by a number of people and a number of people that were involved from beginning to end. There were quite a few different people involved. The survey that was done by UNH supplied a great deal of guidance to the committee with presenting the public's concern. The Master Plan is not law - its recommendations and part of the Planning Boards job is to track it and make it a living document – it's not something that's written in stone.

Bruce Shearer commented that he was part of the 2002 master plan and two items that were strongly proposed was co-housing and cluster housing. He described to the Board what the nature of cluster housing and co-housing entailed and the impact it would have on the town. He felt that a small number of people didn't understand it.

David Allen said the people should understand the zoning ordinance for open space regulation – the intent is in line with what Bruce Shearer was explaining. He explained part of the section in conservation and being un-developed land.

Bruce Shearer agreed with the open space in the zoning ordinance. He asked what we can do to have 10 acres instead of the two acres.

Nancy Carr said that was a discussion for another time.

Nancy Carr closed the public hearing at 7:32 P.M.

Andy Houle made a motion to accept the 2014-2024 Master Plan update.

Bruce Grey seconded the motion.

The Board voted unanimously on the motion.

CORRESPONDENCE: Nancy Carr told the Board the budget for the end of December was in line with what was supposed to be spent.

Nancy Carr read a notice from the ZBA about the case being presented on Monday January 19th at 7:00 P.M. at the town hall.

Nancy Carr told the Board she received the statistics for the year and will write the annual town report which is due Friday, January 23rd.

OLD BUSINESS: Nancy Carr said she will be writing the four letters they talked about regarding new businesses being opened without a site plan.

Chris Carazzo requested a draft of the letters before she actually sent them out.

NEW BUSINESS: Nancy Carr said David Allen has volunteered to head up the C.I.P. committee and will be looking for volunteers.

Nancy Carr stated there will be two seats opening up on the Planning Board. Sign-ups are January 23rd to January 30th.

MINUTES 12/4/14: Andy Houle made a motion to approve the minutes as written.

Bruce Grey seconded the motion.

The Board voted unanimously on the motion.

ADJOURNMENT: Andy Houle made a motion to adjourn the meeting.

Dana Frenette seconded the motion.

Nancy Carr adjourned the meeting at 7:45 P.M.

Respectfully Submitted

Paula Vardaro

Recording Secretary