

**BARNSTEAD PLANNING BOARD
THURSDAY APRIL 2, 2015**

MINUTES

CALL TO ORDER: Nancy Carr, chair, called the meeting to order at 7:05 P.M.

ROLL CALL: Nancy Carr, chair, Elaine Swinford, vice-chair, Karen Schacht, secretary, Kathy Preston, David Allen, Chris Carazzo, alternate and Paula Vardaro, recording secretary

ELECTION OF OFFICERS: Kathy Preston nominated Nancy Carr as chairman of the Board. Elaine Swinford seconded the nomination. The Board voted unanimously to elect Nancy Carr as chairman of the Board. Kathy Preston nominated Elaine Swinford for vice-chair. Karen Schacht seconded the nomination. The Board voted unanimously to elect Elaine Swinford as vice-chair. Elaine Swinford nominated Karen Schacht for secretary. Kathy Preston seconded the nomination. The Board voted unanimously to elect Karen Schacht as secretary.

Nancy Carr asked Chris Carazzo to sit in for Dana Frenette as a voting member – he agreed.

SITE PLAN REVIEW:

**JENNIFER HAMEL
7 WALKER ROAD**

**MAP 50, LOT 4
IN HOME PHOTO STUDIO**

Nancy Carr read the site plan review application for Jennifer Hamel. Elaine Swinford asked how big the existing sign is. Jennifer Hamel said it is 2' x 2'. She added that 50% of the business is done in the studio and 50% of the business is on site. This business is by appointment only for portrait photography and parking is not an issue. Chris Carazzo asked if she developed her own pictures with solutions or other materials. Jennifer Hamel stated she doesn't develop them she sends them out for printing. Chris Carazzo asked about the extra lighting. Jennifer Hamel said it would be on either side of the sign for lighting and the driveway. David Allen questioned the small building in the picture. Jennifer Hamel said the small building in the back of the house is storage and a studio. She added that the house is also used for photos. Elaine Swinford commented that there is no parking on the street. Jennifer Hamel agreed. There was discussion about an additional sign in front of the house that she would like to add, possibly with some lighting. Chris Carazzo asked if this house was in Lock Lake Colony. Richard Blair (home owner) said no it is not in Locke Lake Colony. There was further discussion about the added sign in regards to its height and width and if there would be lights.

Nancy Carr asked how long she has been doing business.
Jennifer Hamel said since November 14, 2014.
Kathy Preston made a motion to accept the application as complete.
David Allen seconded the motion.
The Board voted unanimously to accept the application as complete.
Nancy Carr opened the public hearing at 7:21 P.M.
Normand Legere, an abutter, has no objections to the business, but asks that the sign be kept small and modest.
Richard Blair said probably 2' x 6'.
Kathy Preston asked the applicant if she would consider a smaller sign to comply with the neighbor's wishes.
Jennifer Hamel said yes she would.
There was a brief discussion about lighting for the added signage.
Nancy Carr closed the public hearing at 7:26 P.M.
Karen Schacht made a motion to approve the application with the conditions - when they have designed the new sign and lighting for the front they come back to the Planning Board. The new sign would be a maximum of 2' x 4'.
Elaine Swinford seconded the motion.
The Board voted unanimously on the motion.

CONCEPTUAL CONSULTATION

**PENNICHUCK WATER CO
204 NORTH BARNSTEAD RD**

**MAP 48, LOT 1-X
HOLDING TANK**

Victoria Hawkes and Mark Filion, representatives from Pennichuck Water, told the Board that they would like to install a 10,000 gallon water tank at the pumping station.
Nancy Carr asked them where on the map the tank would be installed.
Mark Filion showed the Board on a previous subdivision map, where the easement was and where the pump house was.
Victoria Hawkes explained that the tank would be an underground tank that would recycle the water.
Mark Filion stated the tank would be a prefab concrete tank with a hatch.
There was a brief discussion about the Peacham Road tank.
David Allen commented that they would have a back wash filter system and the water will be pumped back.
Nancy Carr asked if Pennichuck owned the land.
Victoria Hawkes said no, they have an easement.
Karen Schacht stated that the easement is only for the pump house. She asked if Pennichuck has spoken to the land owner yet.
Victoria Hawkes said no, they haven't.
Karen Schacht stated that usually an easement doesn't support growth and development.
Mark Filion stated that all their easements in Locke Lake state they can improve, maintain and upgrade the system.
Karen Schacht thought that Jim Norris, the land owner, should be invited to a conceptual consultation meeting.
Kathy Preston asks who pays for this.
There was a brief discussion about the PUC, improving the water system and the water table.

Victoria Hawkes said currently the filters they use need to be changed every 3 months and that is expensive. So the filtering will be less expensive.

Chris Carazzo asked if the people who live in Locke Lake will be affected with an increase in water costs.

Mark Filion stated that the PUC sets that and they would have a bond.

Chris Carazzo said a map of all the wells in Locke Lake would be very helpful.

Karen Schacht asked what if the land owner wants to do something with that parcel. It's very critical that he attend the next meeting.

Nancy Carr recommended inviting the land owner for a conceptual consultation in May before the site plan review is submitted.

Nancy Carr read an environmental fact sheet from DES regarding community public water systems that the building inspector printed out. This notice stated a design review approval is needed for all changes to a public water system.

C.I.P. DISCUSSION:

David Allen said the budget committee will be meeting Monday evening and select a representative for the C.I.P. committee. He told the Board that they have all members needed for the committee. David Allen is hoping to have someone from Lakes Region Planning Commission to attend the work session on April 16th so they can go over the law, general items, setting priorities and objectives.

CORRESPONDENCE: Nancy Carr handed the members the OEP conference registration. Interested members filled it out and Paula Vardaro will register them.

Karen Schacht read the "accessory dwelling units" bill that was passed by the senate. There was a discussion regarding the ADU and our current zoning ordinance.

OLD BUSINESS: Nancy Carr informed the Board that there are still two people that haven't responded to the letters that were sent out requesting an application for a site plan review. The Board discussed the individuals and decided to send a second letter to one of them and a third letter to the other. If there is no response it will be turned over to the selectmen and code enforcement.

NEW BUSINESS: Copies of elderly housing from different towns was handed out for discussion at the work session in May.

MINUTES 3/5/15: Elaine Swinford made a motion to approve the minutes as written.

ADJOURNMENT: Elaine Swinford made a motion to adjourn the meeting.

Kathy Preston seconded the motion.

Nancy Carr adjourned the meeting at 8:25 P.M.

Respectfully Submitted

Paula Vardaro

Recording Secretary