

**BARNSTEAD PLANNING BOARD
THURSDAY, JULY 2, 2015 @ 7:00 P.M.
BARNSTEAD TOWN HALL**

MINUTES

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

ROLL CALL: Nancy Carr, chair, Elaine Swinford, vice-chair, Karen Schacht, secretary, David Kerr, selectmen's rep. Kathy Preston, Dana Frenette, David Allen, Chris Carazzo, alternate and Paula Vardaro, recording secretary

Also present Bruce Grey and Sharon Sharen Hodgdon potential alternates.

Nancy Carr asked for a moment of silence for Andy Houle, who passed away.

Nancy Carr stated that it was at the pleasure of the board to re-arrange the agenda seeing as there are many people in the audience.

Lori Mahar stated they were concerned about the Dollar General coming into town. She said that Genieve Michaud has a petition with 235 signatures. They don't want an entity like Dollar General here in town – they would rather have a Farmer's market or a craft place.

Nancy Carr informed them that the Planning Board has not received a site plan application. The Board is not allowed to speak about a potential application and without the applicant being present. She added that they would keep the petition as part of the file, but nothing can be discussed about it.

Kathy Kelley asked how the public would find out about an application.

Nancy Carr said the notices are published in the Suncook Valley Sun, they are posted in both post offices, inside and outside of the town hall as well as on the web site. It's up to the people to look for the notices. Keep in mind that the Planning Board meets the first Thursday of every month and holds a work session on the third Thursday of the month. She explained when a public hearing would be held after the site plan application is received.

David Allen stated the Board refers to the State law regarding the applications. Notice has to be given before a hearing can take place.

Nancy Carr added that if an applicant turns in an application and crosses every "I" and dots every "T" – the Board cannot turn down an applicant. As long as they follow the criteria the Board has no right to turn them down.

Genevieve Michaud asked when there was public input. She expressed concern because on other Boards there is public input on agendas.

Elaine Swinford said – no there is no public input for this board.

Karen Schacht stated when there is an application before the Board – notices are sent out and the public is invited to attend and express their opinions during the public hearing of the application.

Genevieve Michaud asked if there is no public hearing – when can the public talk to the Board about certain issues.

Nancy Carr said the Board can address new issues under new business, but at the work sessions the public can observe, but they can't speak.

A lengthy discussion ensued regarding the procedure, the work sessions, when the public can speak and public hearings.

Karen Schacht stated that the Planning Board fine tunes the regulations and presents them to the people.

David Allen added that not all the regulations are cut and dry – they need to make judgment calls.

Nancy Carr explained the conceptual consultation process and then the design review and what each one entails.

Lori Mahar commented about the Master Plan and referenced the rural character of the town. She asked about where people could go to have a conversation regarding new businesses coming in.

Nancy Carr said if people have a concern they can bring it to a meeting and it could be brought up under new business. But warned them it can't be about any potential site plan.

REVIEW SUBDIVISION REGULATIONS AND UNDERGROUND UTILITIES: Nancy Carr referred to the underground utilities that were brought up at a previous meeting. She told the Board they have re-positioned the paragraph in the sub-division regulations to now appear under section "B". They will review at the next work session.

C.I.P. UPDATE AND CORRESPONDENCE: Nancy Carr told the Board that a letter was received from David Allen asking for anything that the Planning Board wants or needs as a capital improvement.

OLD BUSINESS: Nancy Carr told the Board that at the last meeting it was suggested to have a third party review for site plan applicants. She reviewed all the documentation and only found that requirement in the subdivision regulations – not in the site plan application. She handed out non-resident applications (blank ones) and asked the Board members to review it and they are to be discussed at the work session.

There was a brief discussion about a third party review with subdivision.

David Allen commented on RSA 676:4B regarding the third party review for sub-divisions and site plan review. He added that if an applicant has to go before the ZBA for a waiver we can't repeat the request.

Karen Schacht stated that ultimately we should put it into the site plan review regulation.

NEW BUSINESS: Scott Michaud commented that in general they would not like to see a big box store – they are not attractive. We need to keep the landscaping cultural. We will lose our uniqueness – we need to attract new businesses.

Lori Mahar said she loves living in this town. There are a lot of small businesses that need to be nurtured and if we can look at the landscaping we could nourish the farms. She would like to provide a market place as a community. If we all pulled together - we can do it.

Kathy Kelley added that our people in town are amazing and they can bring the town together instead of having four different sections of town. We need to bring the town together with its small businesses – we could see amazing things happen.

Genevieve Michaud commented on bringing in chain stores would put the smaller businesses out of business. The Planning Board needs to see how they affect the overall of the town. The Planning Board also has the opportunity and they can exercise that right to keep big box stores out of the town.

Ray Mahar said he moved here from Massachusetts where there was a lot of traffic. He loves the rural town and doesn't want the big box store to snowball.

Karen Schacht stated that the Planning Board doesn't solicit who comes in – it's their right as an American to apply. We have to be consistent with the regulations. She recommended reading the master plan where it's stated they want to keep the rural setting, but the Board can't tell people how to use their land.

Scott Michaud asked – if the Planning Board creates the zoning ordinance is there no flexibility?

Karen Schacht said everyone is welcome here - the regulations protect the rural community and suggested reading the regulations.

Lori Mahar said that the Planning Board is the “overseer” of our town. How do we express our concern as the people of the town? How can we bring different thing to your attention.

David Allen said you have the opportunity to come to the public hearing and speak when we receive an application – we can't be prejudice. David Allen also commented that other towns set a maximum sq ft size for commercial buildings to maintain a rural setting. Then he asked what 3 things the Planning Board could do to nourish the small businesses

Nancy Carr commented they would not be having the discussion on those items tonight.

Kathy Kelley asked how they would know that an application has come in.

Nancy Carr said they are posted – conceptual consultations are encouraged for any potential application. They sometimes request a design review too. She explained the difference in both requests and where to find the notices.

Bruce Grey commented on the social media.

The public thanked the Board for listening to them tonight.

Nancy Carr told the Board that both Bruce Grey and Sharen Hodgdon have attended three meetings and she would like a vote from the Board about their alternate's positions.

Kathy Preston made a motion to accept both Bruce Grey and Sharen Hodgdon as alternate members.

Elaine Swinford seconded the motion.

The Board voted unanimously for Sharen Hodgdon.

There were 5 yes votes for Bruce Grey and 1 no vote.

MINUTES 5/21/15, 6/4/15 & 6/18/15: Elaine Swinford made a motion to approve the minutes as written for 5/21/15, 6/4/15 and 6/18/15.

Karen Schacht seconded the motion.

The Board voted unanimously to approve the minutes as written.

At this time Nancy Carr and the Planning Board wanted to acknowledge Paula Vardaro for her many years of service working for the Planning Board

Paula Vardaro thanked the Board for the flowers and a gift card.

ADJOURNMENT: Kathy Preston made a motion to adjourn the meeting.

Elaine Swinford seconded the motion.

Nancy Carr adjourned the meeting at 8:00 P.M.

Respectfully Submitted

Paula Vardaro

Recording Secretary