

**BARNSTEAD PLANNING BOARD**  
**THURSDAY, AUGUST 6, 2015 @ 7:00pm**  
**BARNSTEAD TOWN HALL**

**MINUTES**

1. **CALL TO ORDER:** Nancy Carr, Chair, called the meeting to order at 7:02 pm.
2. **PLEDGE OF ALLEGIANCE:** All present rose and joined in the pledge of allegiance to the United States flag.
3. **ROLE CALL:** Nancy Carr, Chair; Elaine Swinford, Vice Chair; Karen Schacht, Secretary; David Kerr, Selectboard's Representative; David Allen, Member; Katherine Preston, Member; Chris Carazzo, Alternate; Bruce Grey, Alternate; Sharon Hodgdon, Alternate.
4. **CONCEPTUAL CONSULTATION: APPLICANT: MARY LEE JOHNSON; 112 CANN ROAD, TAX MAP 10 – LOT # 16 (POSSIBLE MINOR SUBDIVISION)**

Ms. Johnson presented that she is the owner of the above referenced parcel and resides in a single family home on the property. She explained that the property includes land that is adjacent to the lower channel of Suncook Lake. She would like to subdivide the property into two lots that are roughly equal in size. Her intent is that one lot would include the residence, with frontage on Cann Road, and be for sale. The other would include the lakefront property, which she would retain with no intent of future development. Her intent is to retain access to the lake for herself and her current heirs. Her long term goal is to protect that land in some form of long term preservation designation.

The property has not been surveyed in many years, and Ms. Johnson intends to retain the services of a licensed surveyor to do that if the proposal is favorable to the board.

Board members reviewed the property on the tax map. There is a parcel of state owned land within the lot. The parcel is bisected by a road, and it is not clear what portion of the road may be Class V, Class VI or simply "private".

Mr. Allen questioned how the waterfront frontage in the possible subdivision may relate to the requirements of the state comprehensive shoreland protection act. Ms. Carr asked if Ms. Johnson had consulted the conservation commission relative to mechanisms for long

term preservation of the property. Ms. Carr agreed to research the frontage and other issues further prior to the next planning board meeting.

At 7:18 pm Chair Carr appointed Alternate Chris Carazzo to serve in an official capacity for the remainder of the meeting, in the absence of Member Dana Frenette.

**5. MASTER PLAN REVIEW:** David Allen gave an update on the Master Plan Committee's work to date. They have prepared a chart of issues that the Committee proposes as potential priorities to be addressed by the town, based upon information contained in the master plan. Mr. Allen explained that this chart is proposed for discussion purposes, and has been distributed to all town boards and commissions as a form to solicit input. It calls for reviewers to rank each of the priorities based on the time frame within which they should be addressed between 2015 and 2025. The time frames for priorities on the chart would be either the near future, within a few years, or longer term. There was a discussion about the issues, and the planning process. Board members completed their forms and submitted them to Mr. Allen. Mr. Allen stated that he would provide a summary of the results of the input from town boards and commissions at a future planning board meeting or work session. Planning Board members brought up the following points in their discussion of the work of the Master Plan Committee:

- a. Ms. Schacht questioned whether number 4 and number 49 in the document are the same. Mr. Allen acknowledged that this was correct and indicated that one of them would be deleted to avoid duplication.
- b. Ms. Swinford stated that number 23 is regulated by state law.
- c. Ms. Schacht stated that the town would have to establish a Gateway District in order for requirements on Route 28 to be more restrictive.
- d. Ms. Swinford had questions about the Rural/Residential Zone references in number 2.
- e. Ms. Preston had a question about the buffer zone in number 5.
- f. Mr. Carazzo questioned the 20 acre zoning referred to in the document.
- g. Ms. Schacht emphasized that the purpose of the document was to help prioritize the issues that the planning board would discuss, and when. The details would be worked out through those future discussions.

In closing, Chair Carr recognized David Brown, Chairman of the Master Plan Committee and Sarah Foss, a member of that committee for their hard work.

**6. CORRESPONDENCE:** Chair Carr reviewed the correspondence that has been received by the Planning Board since the last meeting.

- a. The bill for the upcoming conference.
- b. A letter from Dave Murley, providing the Board with an explanation of the rationale behind the Large Building Fire Code that was adopted by the Town in 1986.

Barnstead's Fire Code was adopted prior to the States' sprinkler requirements. The Barnstead Code requires sprinklers for buildings greater than 5,000 square feet, the State requires sprinklers for buildings greater than 10,000 square feet. Mr. Murley stated that the requirements of the Large Building Fire Code are still valid today. Karen Schacht offered to review this issue and report back to the board.

- c. Paula Vardaro has left a detailed calendar outlining the deadlines for the administrative requirements for posting and publishing of notices for planning board and zoning board of adjustment meetings, agendas, and public hearings.

7. **OLD BUSINESS:** There was no old business for discussion.

8. **NEW BUSINESS:** Chair Carr stated that there were some members of the public that had expressed an interest in speaking with the planning board. She explained that although there were no provisions in the Planning Board's Rules of Procedure for public input, she would allow it in accordance with the procedures for a public hearing. Mr. Carazzo was appointed as the three minute time keeper.

- a. Ms. Genevieve Michaud addressed the board with a question about the definition of abutter in the town's regulations. She read that definition into the record, and asked how people who are not abutters, and may wish to testify, would know about the Planning Board meetings and public hearings. Ms. Carr explained the posting and publishing requirements for the Board's proceedings, which are strictly adhered to. It is the responsibility of the public to consult these sources.
- b. Ms. Kathy Kelly submitted a letter to the Board; on behalf of Ms. Laurie Marr. The letter contains three recommendations for the Planning Board. Chair Carr offered the opportunity for Ms. Kelly to read the letter. She declined. The letter will be read and discussed at the next Planning Board work session.
- c. There will be a presentation at the next work session on August 20, 2015 on senior housing. Mr. Reagan (? sp) from the New Hampshire Housing Finance Authority and the Director of Housing Development at the Laconia Area Land Trust will present concepts and potential solutions to senior housing. The public are invited to attend.
- d. Chair Carr presented that there is an application that has been submitted to the Planning Board for a Conceptual Consultation on North Road. The Rules of Procedure allow for a work session to be utilized as a regular meeting, and that there would be adequate time for proper notice to consider this application. There was a question as to whether there was an urgency in this application. Ms. Carr responded that there was not. Following discussion, it was the consensus of the board that taking this action would set a precedent that could open the floodgates to future

applications. The application will be put on the agenda for the next regular Planning Board meeting.

- e. Chair Carr reminded the Board that there is an important Site Plan Review application on the agenda for September 3, 2015. She requested that Board members arrive early for that meeting.

- 9. **MINUTES:** Ms. Swinford made a motion to accept the minutes of July 2, 2015 as correct. This motion was seconded by Ms. Schacht. The motion passed unanimously.

It was the concensus of the Board to defer action on the minutes of the July15, 2015 meeting until a later date.

- 10. **ADJOURNMENT:** Ms. Schacht made a motion to adjourn the meeting. This was seconded by Ms. Swinford. The motion passed unanimously.

The meeting adjourned at 8:12 pm.

**MEMBERS OF THE PUBLIC PRESENT:**

MaryleeJohnson, Applicant, Rick Blair, concerned party, Jennifer Hamel, Genevieve Michaud, Tamie Mousseau, concerned party, Kathy Kelly, Sarah Foss. David Brown, Chair of Master Plan Committee

Respectfully submitted,

Francesca Latawiec

Recording Secretary