

**BARNSTEAD PLANNING BOARD
THURSDAY, JANUARY 18, 2024
6:00 P.M.
BARNSTEAD TOWN HALL
MEETING MINUTES**

1. CALL TO ORDER: The meeting was called to order at 6pm

2. PLEDGE OF ALLEGIANCE: All those present participated in the saying of the Pledge of Allegiance.

3. ROLL CALL: N. Carr (Chair), B. Weller (Member), E. Stone (Member/Clerk), T. Eade (Member), J. Sanchez (Alternate), D. Kerr (Vice Chair), E. Swinford (Secretary)

4. CONCEPTUAL CONSULTATION:

Sam Jackson and Ashely Marshall of 31 Sam Clark. He is trying to figure out how to open a repair business for ATV's, 4 Wheelers, small engine repair at home in the yard as a small business in town. He is currently an auto repair mechanic. He does not have a garage currently but is looking into a pop-up shed. N. Carr referenced the Table of Uses, Section 14. It could fall under "auto repair and service" due to lube, emissions, tires and transmissions. D. Kerr also agrees to the definition of "Auto Repair and Service" since it mentions "including but not limited to" N. Carr shares that this would be required to be presented to ZBA for Special Exception and, if approved, will need to come before the Planning Board for approval for his business. She shares some of the questions the board would likely want to know to help them prepare for the application.

5. OLD BUSINESS:

LRPC: No new meetings. D. Kerr shared update on dams and water ways in Barnstead. Stated that the dams in Barnstead are in good repair.

Space Needs: no reports

Board of Selectmen: no reports

Master Plan: will be scheduling meetings soon

6. NEW BUSINESS:

Public Hearing Opens at 6:36pm to take any questions or concerns regarding the ballot questions.

Publish ballot questions to Barnstead Banner. E. Stone will look into a social media page. Feb 1st will be last public hearing. Email Oscar Foss about sharing a link and copy of draft questions on the Barnstead Banner. Have copies at the front office.

Public Hearing Closed at 6:59pm

7. ADJOURN: T. Eade makes a motion to adjourn. B. Weller seconds the motion. All present unanimously agree to adjourn the meeting.

DRAFT Work Session

Review by Fire Chief and Police Chief: what do we mean?

Applicant needs to present to the Fire Chief and Police Chief and sign the submitted plan to show that they have been reviewed. D. Kerr suggest a form be created that must be signed off with an area for commentary. It was agreed that a generic form will be created and referenced in the checklist.

Do we want to add review by Barnstead Conservation Commission? Add new line and mention the form that needs to be signed and reviewed.

Add new line for Review of Road Agent and reference form that needs to be signed and reviewed.

Do other towns require soil scientist? Review other towns language.

Percolation test pit results performed by a NH licensed soil scientist. Have Earl Chase discuss this.

D. Kerr asks if we can have a presentation from a 3rd party engineer about test pits. Earl Chase come and do a work session. Invite ZBA, Conservation Commission. Feb 15th?

Subdivision change:

Wait for new master plan and complete to other towns and come back to this in April and May.

Monday Feb 12th ZBA meeting.

8:30pm adjourned