

# TOWN OF LYNDEBOROUGH PLANNING BOARD MINUTES

## February 15, 2024

*Draft 1*

### 7:00 PM Call to Order & Roll Call

**Members Present:** Chairman Charlie Post, Vice Chair Ray Humphreys, Mike Decubellis, Lou Rota, Bob Newton, and Selectmen's Rep. Mark Chamberlain

**Members Not Present:** Bob Rogers,

**Public present:** Code Enforcement Officer Leo Trudeau, NRPC Circuit Rider Jay Minkarah, Justin Zedunczyk from Pike Industries, and resident Richard Ayres

### Public Comment:

Richard Ayres said the correct the spelling of his last name to "Ayres".

### New Business:

#### **Case 2024-02**

**Excavation Permit Transfer from Thomas Quinn, Jr. to Pike Industries, Inc. to reflect change of ownership.**

**Tax Maps 245 & 238, Lots 3-7 and 22-23, RR1**

Justin Zedunczyk from Pike Industries was present.

Mr. Zedunczyk informed the Board that Pike Industries purchased the land and need to transfer the name. The lot is grandfathered for the pit. He said that anything they moved in there will be smaller than their typical operation.

Members of the Board asked about stockpiles of material.

**VOTE: Bob Newton made a motion, Ray Humphreys second to approve the change of ownership from Thomas Quinn, Jr. to Pike Industries, Inc.. Motion passed 5-0.**

The Chair will do a NOD for the Pike Industries transfer. It was suggested to locate the document from last year and tie those together.

### **Topic Labeling System**

The Board has been labeling the applications by year and case, but there is not and official procedure. The board discussed the best way to label. been called to our attention we don't have a procedure for that and to have a different number system for subdivisions and site plans. For example, S=Subdivision. Case numbers will be provided for conceptual discussions as well. an application is submitted in December but will be on the January agenda, it is best to label that application for January. It was suggested to include the tax map and applicant's name.

Agreed format:  
PB Case# 2024-02

The critical thing is we put a case number on everything. It helps refer to the minutes and to know where the paperwork goes.

**VOTE: Bob Newton made a motion, Mark Chamberlain seconded to adopt the new case system for topic labels. Motion passed 5-0.**

### **Minutes:**

The January 18, 2024 meeting minutes will be tabled until the next meeting.

### **Other Business:**

#### **Master Plan Committee**

Chairman Post said the Master Plan Committee cancelled their last meeting in order for members to attend the School Board meeting instead. They did receive feedback from the Cemetery Trustees. Their next meeting is March 7, 2024.

Action items to help increase public participation include:

Reaching out to the media.

Mention it at Town Meeting on March 16, 2024. Chair Post will work on a draft.

Post information on social media pages.

Talk to individual residents.

Ray Humphreys mentioned the Zoning Board Rules of Procedures were discussed at their last meeting and will be ready for a vote at their March meeting.

### **Correspondence & Permits:**

#### **Inspection Station Applications**

The Planning Board Chair, Board of Selectmen's Chair, or Code Enforcement Officer should be authorized sign the two inspection station documents. The state gives 30-days for the town to sign the and with the Planning Board meeting monthly, that causes a timing problem.

The town received two applications around the same time for different automotive businesses on Center Road. There was some confusing that there were the same application. The applications were for RNH Motors/Ralph Porter and a transfer of

inspection station name from Steve Brown School Bus Services to Center Road Automotives, LLC

**VOTE: Mark Chamberlain made a motion to sign the permit to the Department of Safety DMV for RNH Motors, LLC on Center Road owned by Ralph Porter. Ray Humphreys seconded the motion. Motion passed 5-0.**

**VOTE: Ray Humphreys made a motion to sign the permit to the Department of Safety DMV for Center Road Automotive, LLC on Center Road, owned by Walter Murray. Mark Chamberlain seconded the motion. Motion passed 5-0.**

*Chairman Post signed both documents.*

#### **Feel Good Farm Correspondence**

The Board received a letter from Feel Good Farm requesting a one-month extension for the application renewal hearing, which should have been in February 2024. The letter was signed by Sharon Boisvert and dated, January 24, 2024. *(See file)*

**VOTE: Mark Chamberlain made a motion, Bob Newton seconded to accept the letter from Feel Good Farm and move the hearing to the March 21, 2024 meeting. Motion passed 5-0.**

#### **Adjournment:**

**VOTE: Bob Newton moved, Lou Rota seconded to adjourn at 8:06 p.m. Motion passed 5-0.**

Respectfully Submitted,

Kathleen Humphreys  
Planning Board Secretary