

TOWN OF LYNDEBOROUGH

PLANNING BOARD

September 20, 2018

Minutes Approved on 10-18-18

7:30 PM Call to Order & Roll Call

Member Present: Chairman Tom Chrisenton, Vice Chair Paul Best, Larry Larouche, Bob Rogers, Bret Mader and Julie Zebuhr. Alternate. Zebuhr will sit on the Board.

Public present: Jane McCoy

New Business:

None

Request for Information:

Jane McCoy- 378 Pettingill Hill Road, Daycare

Jane McCoy was before the Board inquiring about an in-house daycare at her home at 378 Pettingill Hill Road. The business name would be: Singing Winds Play Garden. Ms. McCoy has been in touch with State officials. She has a copy of paperwork from the State that requires an official town signature.

Bob Rogers asked if the business would have play equipment in the yard. Ms. McCoy explained it is a nature based daycare environment and would not have more play equipment than a typical residential home. The equipment would be in the backyard which can't be seen from the road. The driveway is on the house level.

Her business plan is to care for up to 12 children. Traffic generated from the business could be an issue in the morning. The afternoon pickup time is flexible with parents picking up their children between 1:00 p.m. to 3:00 p.m.

The Board reviewed the Home Occupation Zoning Regulations. They felt this business fits the definition of a Home Occupation. The Board made Ms. McCoy aware that if the business was challenged by abutters she would need to come back to the Board for a Site Plan Review.

VOTE: Bob Rogers moved, Paul Best seconded that from the activities that have been described to the Planning Board, Singing Winds Play Garden seems to qualify for a Home Occupation and does not need Planning Board Site Plan Review at this time. Motion passed 6-0.

Chair Chrisenton signed the State of New Hampshire paperwork provided by Ms. McCoy for Singing Winds Play Garden.

Interim Highway Department Supervisor Mark Chase regarding Driveway Permits

The Board discussed if they previously granted the authority to authorize town driveway permits to former Road Agent Kent Perry individually or to the position of Road Agent. Since Kent Perry recently resigned, the position is currently being filled by Mark Chase under the title, Interim Highway Department Supervisor. Town Administrator Russ Boland inquired about clarification on if Mr. Chase has the authority to grant driveway permits in his current title.

VOTE: Bob Rogers moved, Larry Larouche seconded to expand the definition of the Planning Board Driveway Permit Authority to allow the person in the role of Interim Highway Department Supervisor, Road Agent or the current head of the Lyndeborough Highway Department to act as the Agent of the Planning Board and grant the authority to sign driveway permits. Motion passed 6-0.

Old Business:

Granite State Concrete Co., Inc. Buffer agreement with Bob Bell, Map 213, Lot 006

History:

The Planning Board asked Granite State Concrete for an update on Mr. Bell's buffer in the spring per the November 17, 2017 meeting.

5-19-18: John MacLellan sent an email to Secretary Humphreys that included a signed agreement between resident Robert Bell and Granite State Concrete Company in which Mr. Bell provided authorization to Granite State Concrete to build a retaining wall and plant trees as a buffer. The work is being done by subcontractor Greener Group, LLC. *(See file)*

8-7-18: John MacLellan sent an email informing the Secretary Humphreys that the work has been completed per the November 17, 2017 Planning Board minutes. Mr. MacLellan inquired if there is any formal Notice of Decision he should expect from the Planning Board. *(See file)*

The Board didn't meet in August 2018 but put Mr. MacLellan's correspondence on the September Planning Board agenda.

9/19/18: John MacLellan emailed a warranty letter and verification of work completed from Greener Group, LLC signed by Jeremy McSorley dated 9-19-18. *(See file)*

9-21-18: John MacLellan followed-up with an email that his brother, Peter MacLellan, had a conversation with Bob Bell recently in which, "Mr. Bell indicated he is satisfied with installation. He did mention that two of the trees died during the summer. He [Mr. Bell] contacted the installer, who will replace the trees under warranty. My understanding is Mr. Bell is satisfied with this response. We do not expect to have any further issues with Mr. Bell." *(See file)*

There is a one year warranty on the trees from Greener Group, LLC.

The Board will wait for comments from Mr. Bell, if needed.

The Board acknowledged receipt of information and proof the work has been completed from John MacLellan of Granite State Concrete Co. and Greener Group, LLC. The secretary has been instructed to send Granite State Concrete Co., Inc. a letter that include the minutes for verification and thank him for being a good neighbor.

VOTE: Bob Rogers moved, Julie Zebuhr seconded authorizing the Planning Board Secretary to send a letter to Granite State Concrete Co. Inc. with a copy of tonight's meeting minutes Motion passed 6-0.

The Board will make contact with Bob Bell to inquire if he is satisfied.

Municipal Land Use Regulations Survey from the New Hampshire Office of Strategic Initiatives:

Prior to tonight's meeting, Planning Board members were sent an email that included a survey from Noah Hodgetts, Assistant Planner from the N.H. Office of Strategic Initiatives-Division of Planning. T/A Boland requested the letter and survey be reviewed with a plan of action.

VOTE: Bob Rogers moved, Julie Zebuhr seconded to authorize the Chairman Chrisenton in conjunction with the T/A Boland to fill out the survey from the N.H. Office of Strategic Initiatives-Division of Planning. Motion passed 6-0.

Minutes:

VOTE: Bob Rogers moved, Paul Best seconded to accept the July 19, 2018 minutes as written. Motion passed 6-0.

Other Business Not on Agenda:

Chair Chrisenton mentioned the Planning Board is waiting for Larry Boisvert's request for an appearance before the Planning Board for a Site Plan Review for his Home Business for Portable Privies, Inc.

Mr. Chrisenton informed the Board that the Zoning Board of Adjustment upheld Code Enforcement Officer Ed Hunter's letter dated March 22, 2018. A variance date is set for October 4, 2018 at 7:00 p.m. **Update:** Site Walk, Monday, 11-5-18 at 11:00 a.m.

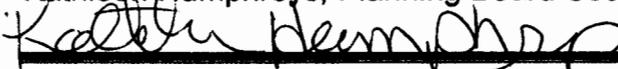
The Variance Hearing for Case 2018-3 is continued to Thursday, 11-8-18 at 7:00 p.m.

Next Agenda: No new business

Adjournment

VOTE: Bob Rogers moved, Paul Best seconded to adjourn at 8:11 p.m. Motion passed 6-0.

Respectfully Submitted,
Kathleen Humphreys, Planning Board Secretary

 10-22-18