

Planning Board Meeting Minutes
August 8, 2023
6:30 PM
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Chairman Scott C. Burns called the meeting to order at 6:32 PM.

Members Present: Scott Burns – Chairman, Frank Lombardi, Alan Theodhor, Shawn White – Selectmen’s Rep., and Joyce McGee – Secretary.

Members Absent: Tim O’Neil and Steve LaRoza – Alternate

Public Present: See Attached List

Minutes: A motion was made by Frank Lombardi to approve the August 1, 2023 minutes as written, seconded by Alan Theodhor. All in favor, motion carries. **APPROVED**

Public Hearing(s):

Change of Use/Site Plan Review:

#668-McAndrews Sr., James M. – 509 Old East Road, Tax Map 204 Lot 003.2: who is/are requesting a Change of Use/Site Plan Review to convert a Single Family Home into a Short-term Rental, Article XIV Section 7: Commercial Activity.

James McAndrews was present, indicating that he would like to have an Airbnb at 509 Old East Road. # of guest 6, 2 bedrooms with a loft, no additional people allowed with a maximum stay of 13 nights. Cherry Mountain Property Services out of Jefferson N.H. will be the contact person and oversee the property. Boiler has been inspected by Stiles and Fire Chief Ross has done his inspection, he provided an e-mail stating all safety items have been addressed and Mr. McAndrews is good to go (see file). Mr. McAndrews will have security cameras on the property.

A motion was made by Frank Lombardi to approve the Change of Use/Site Plan Review Application as complete, seconded by Alan Theodhor. All in favor, motion carries. **APPROVED**

The Board filled out the Commercial/Absolute Criteria form noting a maximum # of guest is 6 and a maximum of 13 nights. Septic is approved for 3-bedrooms and there is plenty of parking. Airbnb takes care of the State meals & room tax.

Chairman Burns asked if any abutters were present or had called with concerns. Secretary McGee advised she had one call from an abutter questioning if it was going to be a campground, the answer was “No”. No abutters present.

A motion was made by Frank Lombardi to approve the Change of Use/Site Plan Review to allow 509 Old East Road to have a Short-term Rental under Article XIV Section 7: Commercial Activity. Meets all

of the Short-term criteria, no conflicts listed, a maximum of 6 guests with no longer than a 13-night stay, seconded by Alan Theodhor. No further discussion. All in favor, motion carries. APPROVED

Informational: Eversource - Whitefield to Berlin (S136) Project: to conduct structure replacements on their S136 transmission line. Mary-Kate Daley, Roy Sheehan, Shelbea Moriarty and Jeremy Fennell from Eversource along with Tom Tetreau from Stantec were present.

Mr. Sheehan and Ms. Moriarty gave the Board a brief overview of the line rebuild project (see attached handout). Frank Lombardi asked if the Conservation Committee could have a copy of the finished package including the map. Tom Tetreau advised he could send out the map within an email to Secretary McGee.

Height questions were asked, it was stated that 95% of the poles will have an increase of less than 20', in-town about 6 ½' and the remaining 5% will vary based on the engineering reasons, one pole could be an additional 40' higher because of wetlands (pond area), no residence within 500 ft. of this area.

Alan Theodhor asked about voltage changing, the answer was "No". It is currently, 115 kilovolt.

Scott wondered about the line rebuild from Whitefield to Littleton, the answer was sometime in June of 2024.

Chairman Burns thanked Eversource/Stantec employees for coming.

Other Business:

Mr. & Mrs. Chernovetz of 201 Jefferson Road were present to talk about their business "Meat on the Run". They are raising own food for themselves but are also doing onsite and offsite butchering. Have piglets, ducks, chickens, selling of eggs, a small farm store will be used and USDA certified. Concerns with smell have come into the office. They are looking at moving the dumpster and using lime to cut down on the odor.

Secretary read the minutes of 2021 & 2023 when the Chernovetz came in for Development Permits.

Board member Shawn White was glad to see the business growing but he felt it should come before the Board as a "Change of Use/Site Plan Review under Commercial Use", the other Board members agreed. The Board explained how Change of Use/Site Plan Review works and abutters get notified. Shawn White advised that it might be in their best interest to approach the abutters to let them know what was happening on the property, to be proactive and solve any issues before going to the Board. The Chernovetz wondered if this would raise their taxes being Commercial, the answer is "No". Frank Lombardi explained that the Town has flexible zoning which means no zones, any changes to properties go before the Planning Board.

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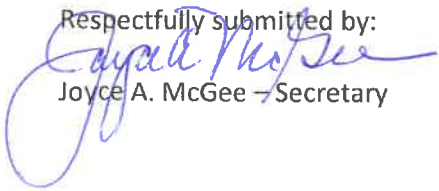
The Board thanked them for coming in.

Correspondence:

- E-mail: 237 Lancaster Road has met the safety issues per Chief Ross and changed their listing to a 5 bedroom.
- 630 Littleton Road received a letter from NHDES for an alleged violation. Planning Board takes no action on this as NHDES will follow up on the subject property.
- 2 RV's on property owned by another: Under the Development Code, definition "Change of Use" – to modify the utilization of a parcel or structure from its historic or current use to a new and/or different type of activity and/or use. By renting out a place for people to stay and receiving compensation seems to fit the "commercial use" as defined and regulated in Article XIV. Therefore, a Change of Use/Site Plan Review needs to be filled out and a public hearing scheduled so abutters can be notified. Secretary McGee will advise the individual who asked the question.
- Chairman Burns stated the WEDC was wondering if the Board can suggest within the Code businesses that aren't allowed. This will be looked into.

A motion was made by Frank Lombardi to adjourn the meeting at 7:47 PM, seconded by Shawn White. All in favor, meeting adjourned.

Respectfully submitted by:



Joyce A. McGee – Secretary

Scott C. Burns - Chairman



PB meeting 8/8/23

<u>Name</u>	<u>Address</u>
James McAnahan	509 Old East Rd.
Mary-Kate Daley	Eversource
Roy Sheehan	Eversource
Shelbee Moriarty	Eversource
Tom Tetreau	Stantec
JEREMY FENNELL	EVERSOURCE

Nancy Macey - Chernovetz & husband
201 Jefferson Rd.