

BARNSTEAD PLANNING BOARD
THURSDAY, MAY 6th, 2021
6:00 P.M.
BARNSTEAD TOWN HALL
MEETING MINUTES

1. **CALL TO ORDER:** E. Swinford called the meeting to order at 6:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** Everyone present participated in the Pledge of Allegiance
3. **ROLL CALL:** Present: E. Swinford, Vice Chair, D. Kerr, Secretary, M. Cipriano, Member, K. Preston (via Zoom), Member, D. Twitchell, Member, A. Horohov Recording Secretary

Missing: N. Carr, Chair, R. Therrien, Select Board Rep, M. Furtney, Alternate, D. Beijer, Select Board Rep Alternate.
4. **MINUTES: 4/1/21:** D. Kerr motions to approve the minutes of April 1, 2021. M. Cipriano seconds. The Board voted unanimously in favor.
5. Conceptual. E. Dudek says someone wants to put a flea market in the parking area on the weekends. E. Swinford says E. Dudek would have the final say since he is the landowner. D. Twitchell asks if it will be constant. E. Dudek says every weekend in the summer. M. Cipriano says they would need more information. E. Swinford asks if he will rent the space. E. Dudek says yes. K. Preston says it's a wonderful idea. M. Cipriano says they have to make sure everything is done right. E. Swinford asks what they will do about signage. G. Vinciaverra says he would like a small flea market on site on Saturday and Sundays, opening at 7:00 a.m. and closing at 5:00 p.m.. G. Vinciaverra says everything will be taken out Sunday afternoon. G. Vinciaverra says he will be getting in touch with the fire department as well. E. Swinford says an application needs to be filled out. G. Vinciaverra says they will need restroom facilities as well. K. Preston says they need garbage bins as well. E. Swinford asks what business he has there now. G. Vinciaverra says he has a demolition business and thinks this is a great opportunity and he might want to have a food and drink stand as well. M. Cipriano says that they would need a town permit and that would go to the building inspector. G. Vinciaverra says this might take a year to get going. M. Cipriano says to get a plan and fill out an application. G. Vinciaverra says he will. G. Sapier says he owns a detailing shop in the business park and is looking to get approval with his dealership and wants to get a dealers license. E. Swinford asks if he was approved by the state. G. Sapier says he believes the town approves first then the state. E. Swinford says he needs an application. G. Sapier says he went to the town and was told to go to the Planning Board. E. Swinford says for a license, she believes you need to get approved by the state. D. Kerr says if there is a change of use, they need a site plan review through E. Dudek. G. Sapier says he spoke to E. Dudek and he is in favor. D. Kerr says it's the same as any business E. Dudek has and there has to be a site plan filled out. M. Cipriano says storage wise, they have to follow the same fire safety. G. Sapier says they have sprinklers, exterior parking, and what they do right now is detailing. G. Sapier says they have 50 spaces for cars. E. Swinford asks him to write this up on the application and detail everything. D. Kerr says this has to go through the same process as E. Dudek's other properties. G. Sapier asks if his current use is his audio and detailing business. K. Preston says yes. M. Cipriano says the dealership would be added to this. G. Sapier asks what he has to do to get approved by the town. G. Sapier says he plans on setting meetings up with people and having one on one

meetings with them. E. Swinford says the application needs to be filled out. D. Kerr says he doesn't think they need to approve a site plan review. D. Twitchell says E. Dudek needs to apply himself since he owns the property. G. Sapier says he plans on continuing his detailing business and having cars available as well to bring in more business. G. Sapier says when he talked to E. Dudek, he originally wanted to start a dealership. K. Preston asks if this will be a private dealer. G. Sapier says more of a private dealer. D. Twitchell asks if he is going to use the fifty spots for parking. G. Sapier says he doesn't think he will have a huge inventory but has the option. D. Twitchell says she feels that they need to talk to E. Dudek. D. Kerr says they had a site plan review for the detailing shop and they just need to amend that now but is hesitant due to the abutter notification. G. Sapier asks what has changed with his use. D. Twitchell says he would be storing vehicles. G. Sapier says he already stores some vehicles on the lot. D. Twitchell says that E. Dudek has to come in because he is no longer in the garage, but taking more parking and more traffic. G. Sapier says originally he got approval from E. Dudek to do this. M. Cipriano says E. Dudek needs to come before the Board to make sure everything is okay. D. Twitchell says they have to look at the safety of everything. G. Sapier says he will make a plan with E. Dudek. G. Sapier says he has two businesses on his lease, one being his best friend's business where he sells multiple things and an evergreen shop where he makes wreaths. E. Swinford asks if those businesses are running right now. G. Sapier says the evergreen shop isn't open right now. M. Cipriano says to list everything G. Sapier does on the application. G. Sapier thanks the Board. G. Sapier asks what the steps are after being approved. M. Cipriano says it goes to the state. E. Dudek says it would be about 25 cars. M. Cipriano says the biggest thing is to get the application and plan. E. Dudek says they have three dealers licenses right now. M. Cipriano says they just have to do the routine. E. Dudek thanks the Board.

6. APPLICATION FOR SITE PLAN REVIEW:

A) A. Jennifer & Bradford Sullivan, Owner, Black Dog Farm, 614 Province Road, Map 2 Lot 26, to open a new Farmer's Market at this location. Public Hearing to follow. E. Swinford asks how the opening day went. J. Sullivan says it was a good day. E. Swinford says she doesn't see anything about signage. D. Twitchell says they originally said one sign, but now they have three signs. L. Mahar says they have a banner and was told previously that it would be okay. L. Mahar says the other sign is right on the building. D. Twitchell says there was one on the road this past weekend. L. Mahar says it's a portable sign and it only tells the hours. E. Swinford asks if they take the banner down afterwards. L. Mahar says they can but they don't. D. Twitchell says it's a new business so it's a new sign and they have to follow the ordinance. D. Kerr says there is a sign attached to the building as well and on the side of the building. L. Mahar says yes and that building is not a permanent building. D. Twitchell says that is a retail space. L. Mahar says they put in a request for a waiver for any zoning issues. E. Swinford asks if they moved the portable toilet. L. Mahar says they didn't have to. E. Swinford says it's too close to the river. L. Mahar says she called DES and they said as long as it is contained it will be fine. E. Swinford says their rules in this town are different. L. Mahar says they will move it. E. Swinford asks if they have more parking. J. Sullivan says they can park on the grass along with the paved parking lot. E. Swinford says to let the people know that. D. Twitchell asks A. Poulin if the place should be inspected for safety. A. Poulin says since it's a mobile device that is listed as a trailer, there's nothing they can do. D. Twitchell asks if the building is registered as that. L. Mahar says they did talk about that and was told they don't have to register it if they don't move it but if they have to register it, they will. E. Swinford asks if they will be year round. L. Mahar says no and they will be closed from January to April. D. Kerr motions that they

accept the application as complete. M. Cipriano seconds. The Board voted unanimously in favor. E. Swinford opened the Public Hearing at 6:18 p.m.. H. Brown says she saw this project unfold and saw a huge collaborative effort go on and can tell you that everyone is excited about this project. H. Brown says she hopes this can continue and operate. E. Swinford closed Public Hearing at 6:19 p.m. D. Kerr says their Zoning Ordinance only permits one sign per building and right now they have two signs. L. Mahar asks if they could keep them on there since it's a portable building. D. Kerr says that is their Zoning Ordinance. L. Mahar asks if they could get a waiver. M. Cipriano says they would have to go to the Zoning Board. L. Mahar says she did put in a request to have a waiver to the Planning Board and asks if they can forward that to the Zoning Board. D. Kerr asks what other waivers did they want. L. Mahar says anything they could potentially need for an agricultural business. M. Cipriano says if there is another issue, they have to go to the Zoning Board and they can give a waiver. L. Mahar says she will speak to the Zoning Board. M. Cipriano says they are still working under temporary approval right now. M. Cipriano says if the Zoning Board agrees with the waiver, there should be no problem. L. Mahar asks if they could put the Black Dog sign on the post where the building is. M. Cipriano says to make sure it fits the ordinance. D. Kerr says they are only permitted one free standing ground sign as well. L. Mahar says she will get in touch with the Zoning Board and thanks the Board for their help.

B) Dudek Realty Inc., Owner, 27 Depot Street, Building H, Map 7 Lot 4, to propose mixed use of contractor/storage space in old Pellet Plant. Public Hearing to follow. D. Kerr recuses himself. E. Swinford asks if it's okay for D. Twitchell to stay on. E. Dudek says that is fine. J. Green says he is representing E. Dudek and what they're proposing is a contractor storage unit they've done in the past. J. Green says the large building H, which was built two years ago proposing to put in a pellet plant but that didn't come around, now wants to change the use of the building to storage units and contractor storage type units. J. Green says it's a 26,000 square foot building and it's the large building in the middle of the property. J. Green says the main thing is the section on the back where they keep sawdust and mulch and that will have five separate units. J. Green says the main building will be broken into two. J. Green says they are looking at putting in four overhead doors, two ramps, and loading docks. J. Green says there will be a parking area as well. J. Green says there is no office space yet because they don't know who will rent the area but can put in an office/bathroom area. J. Green says they will have at least one rear entrance and possibly two. J. Green says H2 is about 15,700 square feet and the ceiling is quite high. J. Green says H3 is 7,000 square feet and there are parking spaces on the lower and upper side. J. Green says the access point will be on the back and has nine parking spaces on the back of the building. J. Green says H4-8 will have a wall with an overhead and entry way with space to put equipment and will have a parking space in front of the door, which will not be a public space but an individual space. J. Green says those areas are 730 square feet. J. Green says they have to work with the fire chief in regards to the biggest unit for fire safety and will do their best to have better access for the fire department to reach the pond. J. Green says they got approval in the past to use the pond but the access right now isn't feasible. K. Preston says when it's used for storage, are there any limitations for what they store. E. Dudek says he will stay away from flammable objects and it's mostly used for equipment. J. Green says they do have a waiver requested for the stone drainage plan. M. Cipriano motions to accept the application as complete. K. Preston seconds. The Board voted unanimously in favor. E. Swinford opened the Public Hearing at 6:46p.m.. J. Blair says he would like to know if the Board will limit any materials stored in the building. K. Preston says she believes the fire

department determines what is and isn't allowed. E. Dudek says the vehicles will have gasoline in them but it's not a huge amount. J. Green says they're looking for more parts, materials, supplies, and not flammable objects when it comes to storage. A. Poulin says before any permit is issued, they will have restrictions issued. A. Poulin says at this time, they recommended seeking a recommendation from a fire protection consultant. A. Poulin says E. Dudek has been working with them very well when it comes to fire protection. L. Kelley asks if they have each renter get insurance. E. Dudek says it's in the lease. E. Swinford closed the Public Hearing at 6:54p.m.. D. Twitchell says her concern is that if they approve it, they can't start construction before access to the fire pond is done. A. Poulin says there might be other things besides the fire pond and would like a report from a consultant. M. Cipriano says they want to make sure the building is protected before they accept anything. D. Twitchell motions that they do a continuation until June 3rd for further updates. M. Cipriano seconds. The Board voted unanimously in favor.

C) C. Ethel W. McConaghy, 474 North Barnstead Road, Map 15 Lot 13, proposes a minor Lot Line Adjustment. Public Hearing to follow. B. Stowell and A. Stowell are representing E. McConaghy. B. Stowell says he submitted a couple of plans, involving three lots. B. Stowell says one lot belongs to J. Dunham and the other two with E. McConaghy. B. Stowell says they would like to extend the Dunham lot to 14 acres. B. Stowell says Lot 13 will be extended as well from 2.5 acres to almost 14 acres and the last lot will be the remainder. B. Stowell says Lot three will have an irregular lot line. K. Preston asks if the lot is in current land use. E. McConaghy says yes and large enough to stay in current use. B. Stowell says this is a reconfiguration of three current lots and there is no acreage change. D. Twitchell motions to accept the application as complete. K. Preston seconds. The Board voted unanimously in favor. E. Swinford opened Public Hearing at 7:16p.m.. J. Blair says an easel will help with presentations. J. Blair asks if this is the first time the Board required the stamp of a professional engineer. E. Swinford says no and they require it if it's stated. M. Cipriano says it depends on the project. D. Twitchell says if it's a change of use, it doesn't require an engineering stamp but other things do. J. Blair asks if a site plan requires a stamp. M. Cipriano says as far as a new building, yes but if it's a change of use on a building that's already existing, then no. E. Swinford closed Public Hearing at 7:21p.m.. M. Cipriano motions to approve the application for the lot line adjustment with the contingency that the points are made. D. Twitchell seconds. The Board voted unanimously in favor.

7. **NEW BUSINESS:** The Board receives a letter from J. Blair regarding the disc golf course. D. Twitchell says they should continue this until the next meeting and makes a motion to continue it to June 3rd. K. Preston seconds. The Board voted unanimously in favor.

8. CORRESPONDENCE:

9. **ADJOURNMENT:** M. Cipriano motions to adjourn. D. Twitchell seconds. The Board voted unanimously in favor and adjourned at 7:59p.m..