

**BARNSTEAD PLANNING BOARD
THURSDAY, OCTOBER 21, 2021
6:00 P.M.
BARNSTEAD TOWN HALL
WORK SESSION MINUTES**

1. **CALL TO ORDER:** N. Carr 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: N. Carr, Chair, E. Swinford, Vice Chair, P. Penny, Select Men Rep Alt, M. Cipriano, Member, K. Preston, Member, D. Twitchell, Member, A. Horohov Recording Secretary D. Brown, S. Vail and D. Diemdowicz
Missing: R. Therrien, Select Board Rep, M. Furtney, Alternate D. Kerr, Secretary.
4. **REVIEW OF ZONING ORDINANCE:** N. Carr says with M. Cipriano's help they have a list of towns; Epsom, Gilmanton, Alton, and Laconia. M. Cipriano says Laconia is mostly city so they don't have the problems they have. F. Cusson says regarding RVs, he has an issue every Spring because people come in and live in them and they have nothing in their ordinance regarding recreational vehicles. F. Cusson says he guesses the town is fifty fifty split on the opinion of recreational vehicles. F. Cusson says he's not against them, but just wants guidance on what he can do. F. Cusson says that Gilmanton has everything he likes when it comes to their ordinance. K. Preston asks how long the seasonal permits are. F. Cusson says from May to November. M. Cipriano says Locke Lake is small so they won't meet the setbacks. F. Cusson says they can exclude Locke Lake. F. Cusson says if they do include it, it would be hard to meet the setbacks that would be required. K. Preston asks what if people just want to park the RV on the property and not use. F. Cusson says there is something for parking specifically and nothing else. F. Cusson says he gets a lot of calls when it comes to this topic. M. Cipriano says one of their concerns is people tapping into the water in Locke Lake that is restricted already. K. Preston says if they include everyone except Locke Lake, won't most people in Locke Lake be upset. M. Cipriano says not everyone in Locke Lake will care. P. Penny says she likes the Gilmanton ordinance as well. N. Carr says they have to change it so it fits Barnstead and shorten it so people would be more likely to put it in the ordinance. F. Cusson says if they do get something in that will exclude Locke Lake, they should separate it from the initial proposal. N. Carr says they should treat the whole town the same. D. Diemdowicz says it shouldn't be an issue and says he noticed in some towns people are putting up tents and while they're working on recreation vehicles they should put something in regarding tents. D. Twitchell says they're about to hit a financial crash so by doing this they're possibly getting rid of someone's shelter. D. Twitchell says her concern is going too far. F. Cusson says the permit is to not be restrictive but to have some sort of control. D. Twitchell says she doesn't see Barnstead having a lot of tents being put up. D. Diemdowicz says he sees tents being put up in other areas and having a policy could help solve that issue. N. Carr says mostly in town there's not much public land for people to put their tent on. F. Cusson says there's one area down near the business park that has half a dozen campers set up. N. Carr asks if E. Dudek knows about it. F. Cusson says he is aware of it. D. Diemdowicz asks if the town has any ordinance set that would give the authorities breaking that kind of thing up. N. Carr says no. D. Brown asks if the business park owner said he didn't have any issue with campers being set up. F. Cusson says it's possible depending on what the town approves and votes on, that could be allowed. D. Brown asks if it

will be a shall issue permit. F. Cusson says it would depend on them complying with some things and following what the town requires. D. Brown asks if they would follow a different standard than other homes. F. Cusson says no and he wants them to be on the same standard other dwelling units follow. N. Carr says her feeling is that both Boards don't want this to stop from happening but make sure it's done correctly. N. Carr says they need a definition in the Zoning Ordinance as well. N. Carr says Laconia uses travel trailer, camper, or recreational vehicle. D. Brown asks if it includes the small trailer on the back of a pickup truck. N. Carr says they would need to add that. F. Cusson says a lot of the new campers include electricity and water and are made to be a dwelling unit. F. Cusson says Laconia's definition is good. F. Cusson says if they do adopt some definition or ordinance make sure to separate storage setbacks and driveways. E. Swinford says sight lines are also being changed as well. K. Preston says she thinks that Locke Lake might need it's own thing. M. Cipriano says he agrees. D. Diemdownicz asks what if people rent a couple of campers and putting them on the property. F. Cusson says that's not allowed. F. Cusson says he suggests to start off with something simple and then build off of that. N. Carr asks if they should have them visit the ZBA as well. D. Brown says that might complicate things. D. Brown says they should just come in and meet everything that is required and get the permit. F. Cusson says the fee should be minimal and have a single sheet of paper that checks to see if the property owner meets all the right things. N. Carr says she can draft something up for the definition, the ordinance, and the permit. N. Carr asks what part of the Zoning Ordinance do they want to put this in. P. Penny says Gilmanton puts it under manufactured housing and asks if they have that in their ordinance. F. Cusson says they do have that. K. Preston says manufactured housing is different from recreation vehicles. D. Brown says they can put it under Lot Accommodations. N. Carr says it's called Lot Requirements in their ordinance. F. Cusson says that the Lot Requirements section is a good place to put this. The Boards agree to that idea. N. Carr says her suggestion is to say this can't be listed as a business. N. Carr says she will get to work on this and get together again in November. N. Carr says they will also bring up short term rentals as well at the next meeting. D. Twitchell there is House Bill 458 regarding short term rentals that state they don't want towns to regulate short term rentals. D. Twitchell says it was tabled but it might come back. F. Cusson says there was one home that was listed as having 19 beds but it was a two bedroom septic system. F. Cusson says they contacted the homeowners and talked to DES as well. F. Cusson says he was told that unless there is an outflow, nothing will be done from DES' side. P. Penny says something like that is a huge concern. F. Cusson says they have to do this on a local level because the state won't offer any help. F. Cusson says they should add a simple definition for short term rental that defines it as a business. F. Cusson says once they do that, it has to follow Section 8.1. K. Preston asks about long term. F. Cusson says they should leave that out. D. Brown asks what about renting for more than a week. F. Cusson says if people are renting for a long time, it wouldn't be that huge of an issue. F. Cusson says this will allow it to be regulated. M. Cipriano says if they list this as a business, all the rentals in Locke Lake will be shut down because businesses are not allowed in Locke Lake. F. Cusson says they want to stay out of long term rentals and only focus on short term rentals. K. Preston says most of the problems arise from short term rentals.

5. **CORRESPONDENCE:** N. Carr says she received a letter asking for approval for a rental license for Evergreen Auto LLC down at the business park. N. Carr says Lakes Region dues went up a little bit. N. Carr says LRPC is having a meeting October 25, 6:00 p.m.. to 8:00 p.m..
6. **ADJOURNMENT:** N. Carr adjourns the meeting at 7:25 p.m..