

**BARNSTEAD PLANNING BOARD**  
**THURSDAY, APRIL 1, 2021**  
**6:00 P.M.**  
**BARNSTEAD TOWN HALL**  
**MEETING MINUTES**

1. **CALL TO ORDER:** N. Carr called the meeting to order at 6:10 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, D. Kerr, Secretary, R. Therrien, Selectmen's Rep, M. Cipriano, Member, K. Preston, Member, D. Twitchell, Member, A. Horohov Recording Secretary  
  
Missing: D. Beijer, Selectmen's Rep Alt, M. Furtney, Alternate
4. **ELECTION OF PLANNING BOARD OFFICERS APPOINTMENT OF PLANNING BOARD ALTERNATE(S):** K. Preston motions to nominate N. Carr as Chair of the Planning Board. M. Cipriano seconds the motion. The Board voted unanimously in favor of the motion. K. Preston motions to appoint E. Swinford at Vice Chair. M. Cipriano seconds the motion. The Board unanimously voted in favor of the motion. K. Preston motions to appoint D. Kerr as Secretary of the Planning Board. E. Swinford seconds the motion. The Board voted unanimously in favor of the motion.
5. **MINUTES: 3/4/21:** D. Kerr motions that the March 4, 2021 minutes be accepted as amended. D. Twitchell seconds the motion. The Board voted unanimously in favor. K. Preston and M. Cipriano abstain from voting.
6. **CONCEPTUAL CONSULTATION:** N. Carr says that L. Mahar is here to talk about the potential merging of the Farmer's Market with Black Dog farm. N. Carr says this will become a retail place. L. Mahar says she didn't think that would be the case. N. Carr says they are not applying for a liquor license. L. Mahar says that is correct. N. Carr says there will be live music. L. Mahar says yes. N. Carr asks if there will be any signage. L. Mahar says there will be a sign on the building where an old sign used to be. N. Carr says one of her concerns is that the structure needs to be 50 feet away from the high water mark. L. Mahar says she doesn't know how far away it is. N. Carr says some barriers might need to put up for safety. N. Carr says L. Mahar needs to talk to the homeowners before the site plan application. L. Mahar says this isn't considered a commercial business so they don't need a site plan application. N. Carr says they do because they are selling other people's product. L. Mahar says they are a farm stand and other farm stands sell products from other people. R. Therrien asks if the way the Farmer's Market is being ran now okay. N. Carr says yes because every vendor is there and sell their own product. R. Therrien asks what is different now. N. Carr says everything is being sold under one building. R. Therrien asks what J. Sullivan will be selling. J. Sullivan says baked goods. R. Therrien asks how other vendors will sell their goods. L. Mahar says they will take turns selling goods. R. Therrien asks if this will be full time. L. Mahar says no and it will be from Thursday to Sunday. D. Twitchell asks what makes this retail. N. Carr says because they don't have every farmer set up their own table and sell their own wares, it is instead going to one space with an assortment of many vendors with one person selling everything. E. Swinford asks if they are selling food for consumption. L. Mahar says they will sell food that is wrapped. L. Mahar says

the Tiede's are doing the same thing. M. Cipriano says the difference at the Tiede's is that everyone is setting up their own tents. L. Mahar says a farm stand should remain an agricultural operation if 35% of the sales are attributed to products produced on the farm or the stand owner. L. Mahar says they need to figure out what their percentage will be. D. Twitchell asks if they know what they're going to make. L. Mahar says they don't know and they just want to try this out and see how it goes. L. Mahar says there will be no employees and everyone will share responsibility. K. Preston asks if they can give them a provisional license to see what the sales will be. N. Carr says they will have to alert abutters if there is a change of use. M. Cipriano says they have to go through the proper channels. N. Carr says it falls under their definition of Article 2. J. Sullivan says buying and selling is already happening there. N. Carr says they are adding multiples and having everything come under one roof. L. Mahar says this is a learning process for them. N. Carr says she knows and that the parking lot is also an issue because they don't want anyone to go in the river. R. Therrien says depending on what day they are open, a lot of these vendors from the church will go down there and if they do will they set up their own tents. L. Mahar says all vendors participating in the farm stand will be working the shifts, so on Saturdays they won't be open during the Farmer's market but after the market. N. Carr says it's a nice plan, but just asking them to do a site plan application. L. Mahar says she wished that they knew that earlier and was told before they didn't need a site plan application. N. Carr says they can do their soft opening but show up on the May 6<sup>th</sup> meeting to go over the actual application. L. Mahar says they will get the application done and show up at the next meeting.

## **7. APPLICATION FOR SITE PLAN REVIEW:**

A. James Griffin of 105 Maple Street, Barnstead Country Store & Back Door Grill, LLC, Map 21 Lot 15; Amended Site Plan Review/Change of Use and/or Expansion. Public Hearing to Follow: N. Carr says that they want to change their hours. N. Carr says Monday through Friday it will be from 12:00 p.m. to 10:00 p.m. and Saturday and Sunday will be from 8:00 a.m. through 10:00 p.m. N. Carr asks if this is just for the restaurant. J. Griffin says yes. N. Carr asks about the retail part. J. Griffin says it closes earlier than 10. N. Carr asks what the current hours are. J. Griffin says for Monday through Wednesday they close at 7:00 p.m. Thursday through Friday is 8:00 p.m. and Saturday and Sunday is 9:00 p.m. J. Griffin says it depends on who is there as well. J. Griffin says the hours will increase during the summer up to 10 p.m. but no later than that. J. Griffin says they have people who want to sit down during lunch time but has to tell them they can't. N. Carr says they want to expand the restaurant hours. J. Griffin says yes and the store hours will stay the same. M. Cipriano says if they expand the hours during the week, will they still only serve alcohol at 4:00 p.m.. J. Griffin says they want to serve alcohol at lunch time as well. N. Carr says they will expand their alcohol hours as well. D. Twitchell asks when they will serve beer & wine if they open for breakfast. J. Griffin says they have no intention to do breakfast right now but just want those hours so he doesn't have to come back before the Planning Board. D. Twitchell asks if it would upset J. Griffin if they put a stipulation where they can serve alcohol until a certain time during breakfast time. J. Griffin says they probably won't sell alcohol during that time anyways. R. Therrien says they're only talking about selling breakfast during Saturday and Sunday. J. Griffin says that is correct. M. Cipriano asks where they are at for putting the privacy fence up. J. Griffin says he is still willing to do that but no one told him to do and he doesn't want to do it without permission. R. Therrien asks if the school owns the fence. J. Griffin says he believes the school owns the fence. N. Carr says there is a new superintendent so J. Griffin should talk to him. N. Carr asks if they had good response from the community as far as the restaurant part. J. Griffin says they had some good nights and some slow nights. M. Cipriano says he thinks the fence is an important thing to get done. J. Griffin says it would be beneficial and will call and get permission for it. D. Kerr says

the fence was a condition of granting the application. J. Griffin says he doesn't think it was there. N. Carr says it is not in the minutes. R. Therrien says he's seen some traffic during lunch time. J. Griffin says yes. R. Therrien asks if that is related to snow mobile activity. J. Griffin says he doesn't think so. R. Therrien says he just wants to see if the growth is seasonal or not. J. Griffin says it is seasonal and that you see more growth during the summer. D. Twitchell asks if there were any interactions with the police. J. Griffin says there have been no incidents. M. Cipriano asks when the restaurant was opened. J. Griffin says December 17<sup>th</sup> he believes. N. Carr says her thought is that they gave him the hours to serve liquor but not the hours for when they open. E. Swinford asks if the camp ground contacted them about delivery. J. Griffin says they haven't thought of doing delivery. N. Carr opened Public Hearing at 7:15 p.m.. P. Tiede says if they open at 12:00, will they start serving alcohol at 4:00. N. Carr says his question is his ability to serve alcohol also at noon and on the weekends at 8:00 a.m. P. Tiede says she understands. N. Richards says school is still open in the summer and so they will be serving alcohol while kids are in the school. N. Carr says they realize that school is still open right now and during the summer and what J. Griffin is asking for is not a temporary change in hours but a permanent change. N. Richards says she understands that but school is still open. N. Carr says they understand that and took it into consideration when school is open. L. Kelly asks if the business has a limit to how many drinks are served. J. Griffin says they are careful to how much they serve to individuals because they are liable for what happens and won't let anyone become over intoxicated. J. Griffin says they won't sell beer after beer. D. Twitchell asks if they have to order food to get alcohol. J. Griffin says no. L. Kelly asks if they are going to open the bar up, if it's going to be monitored on how much someone drinks. N. Carr says J. Griffin has stated to them numerous times, he doesn't want people there to get drunk. J. Griffin says he wants his place to look like an Applebee. D. Beijer asks what J. Griffin would do to mitigate any kind of concerns when school ends and there is a lot of traffic out there. J. Griffin says as the prior person stated, people come into the store all the time. D. Beijer says it's different because they are serving alcohol to people. J. Griffin says people at that time of day will have one or two alcoholic drinks and then they will leave. D. Beijer says parents are concerned with buses and parents waiting in line and asks if they can keep a patron inside and not have them leave until everything is cleared out. J. Griffin says if it's legal he will ask someone to stay inside until it's cleared out. D. Beijer says that's fine. N. Carr says it's legal to limit how much they serve someone. J. Griffin says he can do that during that timeframe. J. Griffin says he doesn't care what time of day it is, he won't let someone leave impaired. N. Carr closed Public Hearing at 7:30 p.m.. E. Swinford motions that they grant the request to extend the hours of operation and serve alcohol Monday-Friday 12:00 p.m. – 10:00 p.m. and Saturday and Sunday from 8:00 a.m. – 10:00 p.m. and only for the restaurant. K. Preston seconds. The Board voted as followed: E. Swinford, yes; K. Preston, yes; D. Twitchell, no; M. Cipriano, no; R. Therrien, yes; D. Kerr, no; N. Carr no. The vote is 3-4 and the motion fails. N. Carr says the more important thing is the serving of the alcohol but the restaurant part should be open when it needs to be. D. Twitchell says the kids are out there during the week and there are sports going on. D. Twitchell motions that the restaurant hours of operation be changed to Monday through Friday 12:00 p.m. – 10:00 p.m. and 8:00 a.m.-10:00 p.m. on Saturday and Sunday and that alcohol not be served until noon to 10 p.m. seven days a week. M. Cipriano says his problem is that they are by the school. D. Twitchell says they are by the school but wants to give J. Griffin some faith. M. Cipriano says 2:00 p.m. would be better. K. Preston seconds the motion. The Board voted as followed: E. Swinford, no; K. Preston, yes; D. Twitchell, yes; M. Cipriano, no; R. Therrien, yes; D. Kerr, no; N. Carr yes. The vote is 4-3 and the motion passes. J. Griffin thanks the Board.

B. Maria L. Prizio of 557 Beauty Hill Rd, Map 5, Lot 27; Proposed outdoor recreation use. Public Hearing to follow: N. Carr says M. Prizio's mother started Beauty Hill disc golf back in 2004 and that was when they think she came to the Planning Board but couldn't find a record. N. Carr says there were some concerns raised by someone so they asked M. Prizio to come back here as a formality. N. Carr says what is happening is that M. Prizio is now the owner. M. Prizio says not yet and the property has come out of probate and the town recognize her and her siblings as the property owners. N. Carr says there are no employees and a small structure. M. Prizio says that's correct and she manages everything. M. Prizio reads a letter about her mother, L. Prizio and how the disc golf idea came to be and how it continues to run. M. Prizio says she wants to keep L. Prizio's vision alive. N. Carr says there are three separate courses. M. Prizio says yes. N. Carr asks if they limit the amount of people on the course. M. Prizio says no and everyone is courteous to each other and were talking about including another course but that is in talks. N. Carr asks how much maintenance there is. M. Prizio says spring time is the busiest time but they clear out the trees that fell down but they don't have too much mowing. R. Therrien says the 24 acre piece has a right of way and asks if it is occupied. M. Prizio says she believes that piece of property is for sale right now. R. Therrien asks if they have bathrooms on site. M. Prizio says they do, but they never had a line. N. Carr asks how the parking lot works and if it has ever been overflowed. M. Prizio says the mud season has been an issue and this year they moved it to the back field which is twice the size of the current parking lot. N. Carr asks if there is impact on the land. M. Prizio says no. D. Kerr says the business is well suited for Barnstead. N. Carr opened the Public Hearing at 8:00 p.m.. N. Carr reads a letter from a G. Whittlemore who wants to support the approval of the site plan and that their house sits facing the disc golf course and them being able to see families enjoy the courses was good and would like to encourage the business to keep going. J. Blair says he is here to support this project and thinks it's a terrific activity for whoever uses it. J. Blair says the impact on his property and his life has been minimal and the family has been a good neighbor. J. Blair says his son sent a letter and asks them to explain whether a special exception to zoning must be granted for the disc golf business, and if the special exception is required, will it be granted to the entire 84 acres or limited to the area. J. Blair says if the exception is granted, is it a permanent change or is it transferred with sale of property. N. Carr says it doesn't change the zoning of the property. J. Blair says if there is a consideration to the impact of property values of the applicant and each individual abutter if the business attains compliance. N. Carr says the permitted uses for the zone allows recreational use under a special exception. M. Cipriano says being that the business has been operating for so long, does that do anything. N. Carr says it has been in business for over ten years and no one has complained. Krystle says to her understanding, the email was sent the planningbrd@barnstead.org and asks if that is the correct email. N. Carr says yes. N. Carr says J. Blair sent a specific email to not be read. Krystle says she supports the disc golf course but her concerns are the parking location and the long term sustainability of that. Krystle says people have been upset with the road maintenance and the entrance to the parking is unsafe in regards to emergency vehicles. Krystle thinks adequate parking should be looked at as well. Krystle says she supports this but to take into account long term property values. Krystle asks if this approval is transferable of ownership. N. Carr asks if Krystle is an abutter. Krystle says no. S. Alessi says he is not for shutting down the disc golf but more in favor of protecting of his property and privacy. S. Alessi says he has concerns such as trash, trespassing, hourly schedules, and pets. S. Alessi says there were complaints with previous owners. S. Alessi says his first week of being here, he saw multiple cans, clothing and other trash on his property. S. Alessi says he had numerous accounts of disc golfers where they throw discs on his property and doesn't want people on his property. S. Alessi says the hours are 7:00 a.m. to 10:00 p.m. seven days a week and this disturbs him early in the morning and late at night. S. Alessi says M.

Prizio stated in the Facebook page she is not responsible for people's dogs. S. Alessi says he doesn't want people's dogs go on his property and go after his own. S. Alessi says he doesn't want his privacy and land disrespected by an abutter. N. Carr asks if S. Alessi is the owner who has the 24 acres. S. Alessi says yes. M. Cipriano asks if his driveway comes from the right of way. S. Alessi says yes. D. Twitchell asks if it was any members of M. Prizio's family or dogs that trespassed on her property. S. Prizio says no. J. Blair says his son did send an email and was in support of the disc golf. N. Carr reads a letter from J. Blair that lists the four questions that were already read and that he supports the disc golf course business but his primary concern is the location of a permanent parking area. N. Carr reads that he has concerns with his property value being affected, bathrooms, and hours of operation. N. Carr reads that as long as the timeline for a new parking area is fair is reasonable, he is okay with the temporary parking location. H. Henry says she is in support of the business but as a business owner they are responsible for what their customers do and they should be respectful with the abutters. H. Henry says she has been to S. Alessi's house and has seen the trash. H. Henry says it doesn't matter who does it, but the owners are responsible for what the customers do. N. Carr closed the Public Hearing at 8:32 p.m. N. Carr says her big concern is if they are able to expand parking. M. Prizio says yes and she can make it more accessible to emergency vehicles and provide privacy trees as well. M. Prizio says she will also address the trash situation. M. Prizio says she does have sign stating that customers are responsible for their dogs. N. Carr says they could have signs at every course. M. Prizio says she doesn't own the property yet but does have plans to put up more signs. M. Cipriano asks if there are trash pails on the course. M. Prizio says there are at least ten trash cans throughout the property and has a recycling station as well. M. Prizio says she does support the trash issue and has spoken to multiple people about that. N. Carr says they have several things they can do such as a conditional in regards to the parking. M. Prizio says she has spoken to multiple people that they can't park on the side of the road and has signs put up as well. D. Kerr asks what the nature of the property line between M. Prizio and S. Alessi. M. Prizio says he moved in and clear cut his land which removed his privacy. D. Kerr asks if they could put signs up that detail the property line. M. Prizio says she can and that S. Alessi put up his own signs. K. Preston says if you clear cut your land, you remove your privacy. D. Twitchell says they should put her on a two year time span with the parking lot and the privacy trees. N. Carr says the letter didn't put a specific time limit on it but thinks within five years should be a good time limit. D. Twitchell says they can say they want to see some progress in two years but with five years to complete. R. Therrien says nobody sounds opposed to the business but M. Prizio is in fact responsible to what happens on her property. R. Therrien says they can have cameras and more trash cans. M. Prizio says all those things are a work in progress but waiting to own the property. D. Kerr asks if she has a date of probate from court. M. Prizio says they've been in probate for three years and just got out of it in January. M. Cipriano motions that they accept the application as complete. D. Kerr seconds. The Board voted unanimously in favor. M. Cipriano motions that they approve the application with the contingent of parking is improved within five and visit the Planning Board in two years with an update and go to the ZBA to get the special exception. K. Preston seconds. The Board voted unanimously in favor of the motion. M. Prizio thanks the Board.

8. **ADJOURNMENT:** D. Twitchell motions to adjourn. M. Cipriano seconds the motion. The Board voted unanimously in favor of the motion and adjourned at 8:56 p.m.