

BARNSTEAD PLANNING BOARD
THURSDAY, NOVEMBER 4, 2021
6:00 P.M.
BARNSTEAD TOWN HALL
MEETING 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, D. Kerr, Secretary, R. Therrien, Select Board Rep, D. Twitchell, Member, A. Horohov Recording Secretary

Missing: M. Cipriano, Member, K. Preston, Member, P. Penney, Select Board Rep Alternate, M. Furtney, Alternate.

4. **MINUTES:** D. Twitchell motions to accept the October 7, 2021 minutes as corrected D. Kerr seconds. The Board voted unanimously in favor. R. Therrien abstains. D. Twitchell motions to accept the minutes of October 21, 2021. E. Swinford seconds. The Board voted unanimously in favor, D. Kerr and R. Therrien abstained from voting.
5. **CONCEPTUAL CONSULTATION:** J. Sullivan asks where to start to give a piece of land to her children and put a trailer on the land. E. Swinford asks where the land is. J. Sullivan says Vail road. N. Carr says under Article 5 in the Zoning Ordinance there is a section about manufactured housing. N. Carr says the utility hookup of a temporary manufactured housing unit to an existing structure needs an approved variance from the Zoning Board. J. Sullivan asks if she has to wait until property is changed to the other owner. N. Carr says yes. N. Carr says that she also needs to go to the Select Board as well and get their approval. R. Therrien asks how big the existing structure is. J. Sullivan says three bedrooms and a bath and a half. N. Carr says as long as the septic system allows it, it should be fine. D. Kerr asks if she could see the ZBA before the property is sold. D. Twitchell says she should be able to do it now since she is the property owner. J. Sullivan asks if she needs to set up an appointment with the Zoning Board. N. Carr says yes. J. Sullivan asks if the land needs to be surveyed. N. Carr says they would want to know where the well and septic is along with where the manufactured home will be placed.
6. **APPLICATION FOR SITE PLAN REVIEW:**
 - A) **Andrew & Judith Stowell, Gray Road, Tax Map 3, Lot 33, Minor Subdivision:** N. Carr says in the parcel of land that is 50 acres, they want to subdivide out 1 lot and make the original parcel 48 acres and the other 2.137 acres. N. Carr says she doesn't see the amount of frontage proposed. D. Kerr says it looks about 50 fifty short. N. Carr asks what the total amount of feet is proposed on the proposed lot. A. Stowell says 200 feet. D. Twitchell asks why the driveway isn't included in the deed and asks if there will be a right of way. A. Stowell says yes, there will be a right of way and the road agent proposed that. N. Carr says she doesn't see the requested waiver in the file. A. Stowell says the cover letter doesn't mention a waiver and doesn't think they're asking for any. N. Carr says the house is already there along with the well and septic. D. Kerr asks if that house is being lived in. A. Stowell says not yet and it's not complete. D. Kerr asks if it is not complete because it is a new construction. A. Stowell says yes. D. Twitchell motions to accept the application as

complete. E. Swinford seconds. The Board voted unanimously in favor. N. Carr opened the Public Hearing at 6:19 p.m.. No one from the public had any comments. N. Carr closed the Public Hearing at 6:21 p.m.. D. Twitchell asks if the rest of the 48 acres is in conservation. A. Stowell says no. D. Twitchell motions to approve the application and D. Kerr seconds. The Board voted unanimously in favor.

B) Barnstead Sand & Gravel, Welch Road, Tax Map 8, Lot 39, Lot Line Adjustment:

Jimmy and Francesca. N. Carr says the applicants are both J. Locke and F. Latawiec. N. Carr says Barnstead Sand and Gravel would like to acquire property from F. Latawiec. N. Carr says the closest intersection is Sam Clark Road and the first property will become 65.94 acres and the second property will become 25.72 acres. J. Locke says on the drawing he handed out, F. Latawiec's parcel is yellow and the Sand and Gravel is outlined in orange. J. Locke says the blue line is the river that runs across the land and the green area is the piece of land that is currently F. Latawiec's that is proposed to go to Sand and Gravel. J. Locke says F. Latawiec agreed to sell it and he agreed to buy it for many reasons. J. Locke says the land is in the middle of the active gravel pit. F. Latawiec says this will make her lot more conforming as well. N. Carr says the new lot line will be the river basically. F. Latawiec says yes. D. Kerr asks if the surveyor surveyed the whole lot. J. Locke says yes and he previously surveyed lot 39 and just had to complete the lot on F. Latawiec lot. D. Twitchell asks if they're going to use that new land for sand and gravel. J. Locke says eventually when they go through the process with the state when they do a new progress plan and incorporate the new land. D. Twitchell asks if they are going to change any of the access to get to the land. J. Locke says no. N. Carr says there is access on Welch Road. J. Locke says there is a right of way on New road. J. Locke says access to the new piece from F. Latawiec is on Sam Clark Road. D. Kerr asks if the main operation is on Lot 39. J. Locke says it's on the Sam Clark side of the property. D. Twitchell motions to accept the application as complete. D. Kerr seconds. The Board voted unanimously in favor. N. Carr opened the Public Hearing at 6:35 p.m.. L. Clark asks what the purpose is for acquiring the land and if it is to add it to the gravel pit. J. Locke says for now it's just to add the piece of land to the property but won't add it to the pit yet. N. Carr says these operations are overseen by DES and DRA and they keep a good eye on the pits. R. Richards asks if they anticipate traffic flow changing or trucks coming through New Road. J. Locke says no because the access to the property is on Sam Clark road and adding this piece of property won't change anything because it's an added reserve. N. Carr closed the Public Hearing at 6:40 p.m.. D. Twitchell motions to approve the lot line adjustment. E. Swinford seconds the motion and the Board voted unanimously in favor of the motion.

7. **OLD BUSINESS:** D. Kerr says LRPC had a few meetings and had a commission meeting last Monday. D. Kerr says it was about solid waste disposal but it doesn't affect Barnstead too much due to partial ownership with BCEP. D. Kerr says DES pointed out that the state is running out of space to dispose items. D. Kerr says DES takes the word of the landfill operators regarding the capacity or space available at a site and doesn't do too much inspection work. D. Kerr says they had a TAC meeting and the engineer from district 3 pointed that over the last ten years, district 3 had their staffing go down by 30 people. D. Kerr says the patrols are currently short about 19 people. D. Kerr says the patrols of larger projects are working out of their area but still in their district to fill in. D. Kerr says the mowing is on a two to three year cycle. N. Carr asks if there will be improvements on Route 28 or 126. D. Kerr says 28 is pretty much taken care of. D. Kerr says 126 is a different matter and it's not one of the principal roads so there are no 10 year

projects set aside for it. R. Therrien asks about the traffic circle in Alton. D. Kerr says there was a plan in the past but it was set aside and now Alton is not part of the Planning Commission.

8. **NEW BUSINESS:** D. Kerr asks about the Master Plan and CIP. N. Carr says the master plan expires in 2024 and wanted to start advertising in January asking for volunteers for the Master Plan and CIP. D. Kerr asks if the CIP is still valid. N. Carr says she thinks it's valid for some parts. D. Kerr says it would benefit to have a road surface management study done on all the roads. N. Carr asks how much they charge. D. Kerr says it depends on how much road there is and Barnstead is around \$5,000 - \$7,000. D. Kerr says he would like a presentation done to show the value of the studies. N. Carr says they could do it sometime in January or February. D. Kerr says they could have a presentation at the next work session. N. Carr says the next work session is a joint session with the ZBA. N. Carr says it would be a good presentation and asks how far along are they with budgets. R. Therrien says they started early this year and they have three of them reviewed but haven't made any changes or recommendations yet. N. Carr says last work session they discussed changes to the Zoning Ordinance and they are going to do it again in two weeks. N. Carr says they can have their first public hearing on December 16 and have the presentation done on next month's meeting. R. Therrien says next year's plan for roads is pretty much set in stone but is willing to hear the presentation. N. Carr says if it seems too late to get the survey in the budget, they should the presentation in May or June. N. Carr says that D. Allen did a great job with the CIP in the past and they should find someone to continue that work.
9. **CORRESPONDENCE:** N. Carr reads miscellaneous correspondence. N. Carr says they received their budget and they're doing a good job.
10. **ADJOURNMENT:** N. Carr adjourned the meeting at 7:25 p.m.