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

   **ROLL CALL:** Present: Chair: N. Carr, Vice Chair: R. Duane, Secretary: D. Kerr, Member: E. Swinford, Member: T. Eade, Alternate: D. Diemdowicz, Planning Board Clerk/Member: E. Stone, Select Board Rep: P. Tiede

3. **MINUTES:**
   a. **4/6/2023:** D Kerr would like to change 7 a: Phase 1 would include the existing house and lot, the adjacent lot on Vail Rd with the balance of lot 75. D. Kerr makes a motion to accept the minutes with changes. E. Swinford seconds the motion. All present unanimously agree to accept the minutes as presented.
   b. **4/20/2023:** D. Kerr makes a motion to accept the minutes as presented. T. Eade seconds the motion. All present unanimously agree to accept the minutes as presented.

4. **CONCEPTUAL CONSULTATION:** none were presented

5. **NEW ALTERNATE APPOINTMENT:** Jeanette Locke Sanchez. She has attended her 3 meetings. The Selectboard Rep is not currently present to swear in Jeanette. R Duane inquires about her statement on her application “restrict large commercial development”. Jeanette clarifies she meant a “Walmart”. T. Eade makes a motion to accept the appointment. E. Swinford seconds. All present unanimously agree to accept her appointment as Alternate to the Planning Board.

6. **APPLICATION FOR REVIEW:**

   Heidi and Richard are present.

   N. Carr thanks them for the sitewalk. More research was done on the towns zoning and it is confirmed that all of Huntress Pond is located in the Suburban
area. She hands them a copy of the colored map. The address sign was easy to see. Parking was adequate and plenty of parking was provided. R. Duane asks if there is parking space across the street. Can that be used for overflow parking? He agreed that there is adequate parking.

Heidi states that the parking area across the driveway was recently cleared by a neighbor. She is bringing it up to clarify how and why it was done. Extra cars can be parked there.

**Public Hearing opens at 6:21pm**

N. Carr reads public letters from residents at Alder Point.

Ron Lemere: The applicant is seeking change of use from single family to short term. Suburban district only has 7 permitted uses and is a relatively restrictive district. Table 1 has several uses that can be compared to bed and breakfast, inn, adu that are not permitted. The area is compact and the lots are small. The community is small. A change of use request for a business is not allowed. It would set a precedence for all suburban districts.

Harriet Degou: If allowed would they allow renters to put their own boats in the water? Jet ski’s? Can they launch from their own beach? Applicant states they have no intention of offering that. Now there is a long term renter. We do not see applications for long term rentals.

Patricia Lemire: Property owners moved here and now they are concerned about this use. If they sell it cannot be permitted with new owners. New property owners would need to go through the same process before the planning board.

Christina Shay: agrees with letter that was read. The rentals were a nightmare on that property. It is a nice quiet place to be and they would like to keep it that way.

**Close public hearing: 6:35pm**

T. Eade: how are they advertising? Is this marketed as a party place? Heidi states that it is on Airbnb. No one under 25 is permitted to rent and there are posted quiet hours.

D. Kerr: what are things they can do to address the concerns.

Heidi: not one person has complained since she bought the property. Perhaps there have not been any issues since she purchased it. She has previous conversations with Ron Lemire and told him of the intent. He shared about previous issues and assured that she would address issues if there are some. Doesn’t make sense to rent to someone who is going to destroy their home. Guest don’t even use the public beach. Its monitored. And no boat and jet skis are permitted. Since October they had 10 guest.

P. Tiede asked if there are more Airbnb’s in town? Yes many are currently in town.
D. Diemdowicz: is this suburban or res agr? N Carr confirms it is suburban
T. Eade would like to see the HOA to make their own rules.
D. Diemdowicz states that a bed and breakfast more closely related as a use.
E. Stone shares the dictionary definition of bread and breakfast and they all
specifically state that meals are offered at the Bed and Breakfast. They are not
offering meals.
N. Carr shares that long term rental is for more primary residence. Short Term is
supplemental to income and for daily, weekend or weekly basis. More transient.
R. Duane: renters having a hard time finding the property. Maybe a better sign?
Heidi states there is a motion light to illuminate the driveway and they send them
a picture of the house and directions.
N. Carr proposed a bigger sign.
D. Kerr: if this Airbnb is not approved by the board, what do we do with all of the
other airbnbs? All airbnb’s would have to be treated the same.
P. Tiede makes a motion to approve the change of use of the property at 11 Alder
Drive, Map 23 Lot 17, as proposed to the Planning Board. T. Eade seconds the
motion.
A roll call vote was conducted: T. Eade: yes, E. Swinford: yes, R. Duane: yes, D.
Kerr: yes, E. Stone: yes, P. Tiede: no
The application has been approved.

7. OLD BUSINESS:
   a. D. Kerr – LRPC: LRPC meeting was cancelled. 4/24 meeting was on
      broadband. He discussed the handout on Fair Share Affordable Housing.
      R Duane asked what is affordable? No more than 30% of your gross
      family income. Nnhousingtoolbox.org
   b. T. Eade – Space Needs: no news to report
   c. E. Swinford, D. Diemdowicz - Business Committee: no news to report

8. NEW BUSINESS:
   a. CIP Committee: no news to report
   b. Master Plan Committee: there will be a plan to advertise for more
      people to join the committee.

9. NEWS/UPDATES:
   A Check was dropped off for Vail Road from an associate for Mr Peters. It
   has been deposited and we are waiting for it to clear. Not certified funds.
   Zoning Map: done by LRPC but has not been update since 2004. We added
   the business park and that is why it’s not on it. We have maps to work
   from.
July subdivision application coming.
Dale Twitchell has resigned as alternate
Dean Diemdowicz has submitted his resignation as alternate
ZBA met last month. Did not approve the Variance for Suncook Valley Road.
His request for a variance was denied.

10. **ADJOURNMENT**: E. Swinford makes a motion to adjourn. N. Carr seconds the motion. All present unanimously agree to adjourn the meeting.