



**TOWN OF PITTSFIELD
PLANNING BOARD
TOWN HALL, 85 MAIN STREET
PITTSFIELD, NH 03263**

MEETING MINUTES OF Thursday, November 18, 2021

ITEM 1. - CALL TO ORDER

Call to order at 7:00 p.m. by Adam Gauthier, Chair of the Planning Board.

ITEM 2. – ROLL CALL

Adam Gauthier – Chair

Matt St. George – Vice Chair

Ray Ramsey

Randy Severance

Carl Anderson – Selectman Rep.

Ed Trzcinski - Alternate

MEMBERS ABSENT

Jim Adams – Selectman Alt Rep.

OTHERS PRESENT

Bonnie Theriault – Administrative Assistant

Scott LaCroix – Zoning Administrator

ITEM 3. –PUBLIC INPUT

None.

ITEM 4. – Approval of Minutes of the September 30, 2021, & October 14, 2021 meetings

Matt St. George recused himself from the vote of the September 30, 2021 minutes as he was absent at that meeting. Adam Gauthier called Ed Trzcinski to the table to reach a quorum of board members present at the September 30, 2021 meeting.

Randy Severance: I make a motion to approve the September 30, 2021 meeting minutes.

Ed Trzcinski: Second.

Discussion: None.

Motion carried 3-0-1. Adam Gauthier – yes, Randy Severance – yes, Ed Trzcinski – yes. Carl Anderson abstains.

Adam Gauthier called Matt St. George back to the table for approval of the October 14, 2021 meeting minutes, and Ed Trzcinski stepped back down from being a voting member.

Matt St. George: I make a motion to approve the October 14, 2021 meeting minutes with amendments.

Ray Ramsey: Second.

Discussion: Corrections to pg. 2 (Ratio to Ratio) and pg. 6 (ZBA to Planning Board).

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George – yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

ITEM 5. – Minor Subdivision – Peter Teloian R54-11

Adam Gauthier invited John Newman a representative for the applicants of Peter Teloian subdivision.

John Newman, a licensed land surveyor from New Hampshire Land Consultants, PLLC., addressed the Board stating the applicants have submitted a full existing condition survey of the area encompassing 5+ acres. Also submitted were a full topography, wetlands, test pit, and mapping of all the roads including determining the right of way with a proposed driveway including site line determinations.

John Newman stated his clients were requesting two waivers; one waiver for the full boundary of the entire 100 acres due to the configured lot having approximately 350 ft road frontage with roughly 600 ft of road frontage left in what will be the 99 remaining acres. The second waiver request is for the test pits which were done by a licensed septic designer.

A letter dated October 19, 2021 with the proposed subdivision and waiver request for Tax Map R-54 Lot 11, Webster Mills Road, Pittsfield, NH is transcribed below;

Planning Board Chair and Members,

As representatives for the subdivision application submitted for Peter Teloian, we respectfully submit the following narrative and enclosed materials for a proposed one-lot subdivision.

We are proposing a subdivision on Tax Map R-54 Lot 11 owned by Peter Teloian for Cynthia Fotino as the applicant. The property is 104 acres with frontage on Webster Mills Road & Dowboro Road. The property abuts the Epsom & Pittsfield Townline. We have placed an Epsom Planning Board signature block on the plans and have put them on the plan as an abutter for notification purposes.

We are proposing to subdivide one lot being 5-acres with 305.87' of frontage on Webster Mills Road. We have performed a boundary and existing conditions survey, during the Summer of 2021, of the 5+ acres. We performed two test pits witnessed on October 14, 2021, by myself, Scott Frankiewicz, NHDES Septic Designer Permit #1348 of New Hampshire Land Consultants, PLLC. These test pits proved out an area for a future septic system.

Wetlands were delineated on September 9, 2021, by Dr. Susan Romano of Saddleback Mountain Forestry & Environmental Consulting, LLC of Northwood, NH and subsequently located by New Hampshire Land Consultants, PLLC survey crew and placed on the plans for submittal.

We are asking for two waivers with this application.

The first waiver is from Article 4 Section 1 (d), (19), (d) -Certification of the town official witnessing the percolation test. We contacted Scott LaCroix, Building inspector, and he said he did not need to be there for the test pit. He requested we submit the test pit results to him, which we have done.

The second waiver is from Article 4 Section 18 (B)(2) – Location, dimensions, and true bearings of all

boundary lines. The parent parcel is 100+ acres and we are subdividing 5 acres. We have performed the required boundary and existing conditions survey for the additional 95+/- acres. We are [sic] proposing to do anything with the remainder 95+/- acres and there for feel the survey of the property is not warranted.

Thank you for your consideration of the application and if you have any questions or comments on this request feel free to reach out to us at 603-942-XXXX or email me at XXXX.

Respectfully submitted,
Scott R. Frankiewicz, LLS
New Hampshire Land Consultants, PLLC

Adam Gauthier opened the meeting with questions or concerns from Board members.

Matt St. George asked if the 99 acres left included a previous 5-acre subdivision that was approved by the Board.

John Newman stated that it did not and he had tried to contact the prior subdivision surveyor to include it on the plans but has received no response.

Adam Gauthier let Mr. Newman know that the previous 5-acre subdivision was approved but is currently pending recording at the registry and would need to be included with the application.

Bonnie Theriault stated she would reach out to the prior surveyor so that the information could be forwarded to John Newman.

Adam Gauthier noted there were a couple of things in the application that still needs to be addressed; two Telephone poles (382-4 & 382-5) included on the plans lie outside the public right of way and are either placed incorrectly on the plans or will need a written assurance from Eversource for the easement before final approval. A professional stamp of the survey and wetlands scientist are also needed for the final plan. Adam Gauthier stated if approved, the final plan will need to include the waivers and conditions and the final plan as approved shall be provided with a digital format as well.

Ed Trzcinski raised concerns with the limited access to private property due to the wetlands going straight through the middle of the divided property and didn't want to see it filled over in the future due to more building.

John Newman said the telephones poles included on the plans were correct and he didn't see any foreseeable issues with the wetlands due to the amount of land left to build on.

Adam Gauthier stated concerns with the number of subdivision applications (two so far) and the property becoming a major subdivision in the future due to the amount of acreage on the property.

The applicants stated the property will only be subdivided for family and had that they had no future plans to subdivide any further.

Adam Gauthier stated if there were no further questions from the Board, they would move to vote.

Carl Anderson: I make a motion that there is no regional impact.

Ray Ramsey: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Carl: I make a motion to grant a waiver to survey the whole property.

Ray Ramsey: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Matt St. George: I make a motion to grant a waiver for certification of a Town official to witness the percolation test.

Carl: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Adam Gauthier: I make a motion to approve the two following conditions;

1. Written assurances from Eversource which will include easements to sufficiently maintain, replace, or improve overhead utilities.
2. All Signature blocks included in sheets to be recorded (Wetlands/Epsom Planning Board).

Carl: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Carl Anderson: I make a motion that the application is complete.

Matt St. George: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Adam Gauthier read the Public Hearing Notice below;

Notice is hereby given in accordance with RSA 676:4 & 675:7 that an application for Subdivision by Peter Teloian and Cynthia Fotino, and owned by Peter Teloian - 21 Tom Berry Road Barnstead, NH 03225, for property located at 52 Webster Mills Road, Tax Map R54, Lot 11, located in the Rural Zoning District, will be submitted to the Pittsfield Planning Board on Thursday, November 18, 2021, at 7:00 PM at the Pittsfield Town Hall 85 Main Street, Pittsfield NH, during a regular meeting of the Board.

Upon a finding by the Board that the application meets the submission requirements of the Town of Pittsfield subdivision regulations, the Board will vote to accept the application as complete, and a Public Hearing on the merits of the proposal will follow immediately.

Should a decision not be reached at the Public Hearing, this application will stay on the Planning Board's agenda until such time as it is either approved or disapproved.

Application materials are available for review at Pittsfield Town Hall, 85 Main Street during normal business hours.

Adam Gauthier opened and closed the Public Hearing at 7:20 p.m. with no public comment.

Carl Anderson: I motion to approve the application.

Ray Ramsey: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Board members thanked the applicants for coming in and Adam Gauthier notified the applicants that there is a 30-day appeal process.

ITEM 6. – ** Request to continue the application to the December 9, 2021 meeting Site Plan Review and Conditional Use Permit (if necessary) - Vertex Tower Assets, LLC R21-12

Adam Gauthier said an email was received from Vortex Tower Assets, LLC with a request to continue with the same application for Site Plan Review and Conditional Use Permit but include changes on where the Telecommunication Tower will be located on R21-12 (Maxfield's Hardware).

Adam Gauthier stated ZBA recently denied the Variance to allow the Telecommunications Facility on the area of the property under Suburban zoning due to impact in the neighborhood as well as denial for the Variance of a 125% tower setback because the Tower would protrude into nearby abutters' property.

Board members discussed Vortex Tower Assets, LLC resubmitting a new application with the new changes vs. continuing with the denied application. Some of the Board members felt due to the possibility of substantial changes from what was submitted before and the potential impact of the neighborhood and abutters, a new application with the changes would need to be submitted. Carl Anderson did not feel it would be necessary to submit a new application and notice abutters again in order to move forward with the application process since placement of the Tower seemed to be the only change in the application.

Randy Severance: I make a motion for a resubmittal.

Adam Gauthier: Second.

Discussion: None.

Motion carried 4-1-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – no, Ray Ramsey – yes.

Board members thanked the abutters for coming in and Bonnie Theriault stated she would send out an email to notify Vortex Tower Assets, LLC/DEMES Investments, LLC they were approved to resubmit a new application with the proposed changes.

ITEM 7.- Bailey Park Subdivision – Update

a. Copy of the recorded Open Space Declaration agreement for Bailey Park.

Adam Gauthier stated the Open Space covenant and restrictions agreement for Bailey Park were recorded on November 4, 2021.

b. Request from Manny Sousa, Jr. to build single-family residences on two of their lots in Bailey Park, that will be less than 1,008 square feet with a garage below, now that the Declaration of Open Space Land has

been recorded. Need to officially withdraw the hold on allowing building permits on remaining vacant lots in Bailey Park if you are satisfied with the recorded Declaration of Open Space Land agreement, and to notify Code Compliance Enforcement Officer Scott LaCroix of the decision.

Adam Gauthier stated the Board received a request from Manny Sousa, Jr. to build single-family residences on two of the lots in Bailey Park and to move forward, the Board will need to officially withdraw the hold. Adam Gauthier entertained a motion to withdraw the hold on allowing building permits on the remaining vacant lots.

Randy Severance: I motion to withdraw the hold on allowing building permits on remaining vacant lots.

Carl Anderson: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

c. Copy of a Certification of Zoning Compliance form response from Zoning Administrator Scott LaCroix, regarding the request of K & M Developers LLC, to allow for a 22 X 22 garage to be allowed on Bailey Park subdivision lots and have the 1,008 (or less) square foot stipulation be specifically for the home footprint. The discussion will be to determine how Mr. Sousa of K & M Developers LLC, should move forward. Email received from Attorney at NHMA about the process that the PB can take in regards to Mr. Sousa's request and the subdivision's limitations is also attached.

Andy Prolman attorney from Prunier & Prolman, PA in Nashua said he was representing the applicants Manny Sousa, Sr. and Manny Sousa, Jr. (the owners of K & M Developers). Mr. Prolman stated there are two applications on file with the Town for the hearing notice item 7(b) but the applicants are looking for all the lots to be released as the building permits come in, not just the two applications on file.

Andy Prolman stated the applicants were also asking to allow garages on all of the lots because there are four lots where the proposed garages would need to be on the outside of the 1,008 sq ft footprint instead of under the home.

Adam Gauthier said the subdivision Notice of Decision was approved for all lots at 1,008 sq ft (regardless of the size of the lot) and unless there was a resubmission for a revision of the subdivision for the change, an attached garage wouldn't be allowed on the four requested lots due to changing the square footage footprint of the structure.

Randy Severance: I motion to allow a 22 X 22 garage built below the home to be allowed on the Bailey Park subdivision lots with a 1,008 (or less) square foot stipulation.

Carl Anderson: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Board members thanked the applicants for coming in and Adam Gauthier notified the applicants if they wanted to move forward on the request for attached garages on four of the lots, a resubmission of the revision of the subdivision would be needed.

Adam Gauthier called a recess for 15 minutes at 7:45 p.m. and resumed the meeting at 8:00 p.m.

ITEM 8. – Site Plan Review – Michael Fairbrother/Over the Moon Farmstead R17-2

Adam Gauthier opened the application of Over the Moon Farmstead for a Site Plan review and welcomed Michael Fairbrother to the meeting.

Doug MacGuire, PE of Dubay Group, Inc. (representing the applicants) introduced himself and said they were here tonight for an amendment to the previously approved site plan. Doug MacGuire stated they were trying to move forward with the proposed master plan, but rather than holding off until full approval of the plan, they wanted to try to initially start the process of accommodating patrons now that the colder weather here.

Doug MacGuire said over the summer his clients have been working with the building department and fire department on updating the inside of the building to accommodate ADA accessible bathrooms and indoor use. The adjusted notations on the purpose of the plan side are to allow 57 indoor seating at the Farmhouse with a restaurant and kitchen, 42 outdoor seats, and microbrewing operation of 2 barrels a day of beer.

Doug MacGuire said the parking lot that was previously approved will accommodate the proposal to move inside due to 43 available parking space and an overflow of parking availability on the left side of the barn. Mr. MacGuire submitted a new septic design for the property to allow the indoor kitchen/restaurant which has been submitted to NHDES. Mr. MacGuire noted an understanding of any approvals at this time would be contingent on state approval.

Doug MacGuire stated his clients said they would come back with any changes along the way, so they were here tonight to try to move forward over the winter season with their plans in order to keep the business going during the winter months.

Ed Trzcinski asked about the food truck at the Meadery on the current plans.

Doug MacGuire stated his clients had been using a food truck during the summer months as well as acting as a Harvest Host allowing campers on the north side property of the barn. Mr. MacGuire said they didn't know if approval from the Planning Board was needed for this since it fell under Agricultural Tourism, but they have included these items on the recent plans so that the Board is aware.

Adam Gauthier said he noticed the Certification of Zoning Compliance listed winery, nanobrewery, indoor/outdoor tasting area, restaurant, agriculture, gift shop, events, single family residence and wanted to know if a list of the type of events being proposed were available in the application.

Doug MacGuire said that the events were specifically for live music/guitar player entertainment for the restaurant/dining area and not for any large event or wedding venue aspects at this time.

Ed Trzcinski asked about the proposed hours for the restaurant/entertainment. Michael Fairbrother said they planned to open the restaurant around 12:00 p.m. and close around 8:00-9:00 p.m.

Carl Anderson expressed concerns with following State and Town regulations and wondered at what point the restaurant would become principal use vs. the already approved winery with tasting. The Meadery currently serves cheese and crackers and expanding into a restaurant serving food, even under Agricultural Tourism, could circumvent ZBA approval.

Matt St. George said he understood the need to move seating indoors during the winter, but pointed out the Board's previous approval for 40 seating for outdoors. With the current proposal, the seating would allow up to 100+ people for a restaurant.

Matt St. George read the description in the application;

The purpose of this plan is to upgrade the first floor of the house to accommodate a 57-seat restaurant & kitchen with 42 outdoor deck seats. The existing barn is to be upgraded with indoor ordering counter and gift shop with outdoor tasting area seating 60 people. The proposed nanobrewery operation will produce 2 barrels per day maximum.

Matt St. George stated the original site plan approval shows parking for RVs, but now with allowing people to park an RV and camp overnight could turn the property into a campground as well and seems to have already expanded beyond what was previously approved.

Doug MacGuire said if the Board approves the application tonight, they will still need to pass inspections and building permits and wouldn't be able to open with bathrooms/food service until then. Mr. MacGuire said they could revise the restaurant language in the application so it doesn't open flood gates to other issues. The goal tonight to try to move the outdoor tasting/food truck to indoor tasting/food service during the winter allowing food with tasting.

Randy Severance agreed with the concerns of the Meadery easily becoming a restaurant with a brewery rather than a brewery with a restaurant and added further concerns about the property becoming an event center bypassing ZBA approval.

Ray Ramsey also agreed without site plan approval as a Bed & Breakfast with a restaurant as accessory, approving a tasting restaurant without ZBA approval could potentially pose issues. Ray Ramsey pointed out it wasn't whether the Board approved or disapproved of adding a tasting restaurant, it has more to do with following local and state zoning laws.

Board members agreed even though Agricultural Tourism allows a restaurant, local Planning and Zoning laws in the RSA would need to be followed such as occupancy and percentage of sales. Board members also agreed the amendment would need to go before ZBA for further clarification on the addition of a kitchen/restaurant.

Doug MacGuire said due to the application process taking more time going through ZBA, could approval be given tonight just to bring tasting indoors so the Meadery could continue business throughout the winter months. Mr. MacGuire said they have been and will continue to work with the Zoning Administrator and Fire Department to make sure things were up to code beforehand.

Scott LaCroix, Building Administrator, said he has been working with the Meadery and had asked the Fire Marshall for a 3rd party review on all the fire codes.

Ed Trzcinski asked if total capacity could also be looked into because he had concerns about the numbers.

Scott LaCroix said yes, he could request getting a safe number on indoor max capacity while working with the Fire Marshall as well.

Adam Gauthier asked if the existing onsite water supply complied with NHDES requirements.

Doug MacGuire said that it did and they can provide copies of the compliance with numbers on the plan.

After further discussion, general consensus among the Board members was to move forward as a new plan

using the Farmhouse as an indoor tasting area with the condition of leaving the food prep/restaurant portion out of the application and referring the issue to ZBA for further clarification.

Adam Gauthier said if there were no further questions, the Board would move to determination of regional impact;

Carl Anderson: I make a motion that there is no regional impact.

Matt St. George: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Adam Gauthier stated the Board would now move to the waivers and conditions;

Ray Ramsey: I motion to approve the waiver for listing the existing features of the entire site.

Carl: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Carl Anderson: I motion to approve the waiver for a landscaping plan.

Randy Severance: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Carl Anderson: I motion to approve the waiver for an erosion and sediment control plan.

Ray Ramsey: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Ray Ramsey: I motion to approve the waiver for a drainage report.

Carl Anderson: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Carl Anderson: I motion to approve the waiver for a traffic study.

Ray Ramsey: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Ray Ramsey: I motion to approve the waiver for residential buffers.

Carl Anderson: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson –

yes, Ray Ramsey – yes.

Carl Anderson: I motion to approve the waiver for a full boundary survey.

Randy Severance: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Adam Gauthier: I make a motion to approve the application on the following conditions;

1. Handicap parking – two spots for a van and a car.
2. Third driveway to be shaded in with arrows and width to be a minimum of 24' wide access.
3. Tasting areas to be limited to 60 ppl max combined, either inside or outside.
4. To clear up the question on the plan of a staircase off the new deck.
5. A copy of water supply info needs to be included.
6. Existing sign to be outside the right of way.
7. Old waiver request to be removed.
8. Acreage out of current use needs to support the current and future proposed project.
9. Remove "live entertainment" from plan.
10. Remove restaurant and food prep from the plan.
11. Customer RV parking area shall be completely self-contained units under the Harvest Host facility as a no charge program.
12. The Farmhouse with parking will remain as a Single-Family Residence.

Carl Anderson: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Carl Anderson: I motion to approve the completeness of the application for Michael Fairbrother/Over the Moon Farmstead R17-2 with the previously listed conditions.

Ray Ramsey: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Adam Gauthier read the following;

The Pittsfield Planning Board will hold a meeting pursuant to RSA 676:4, I, (c), (1), to determine whether a submitted application for Site Plan approval is complete according to the board's regulation. The time and place of the meeting is Thursday, November 18, 2021, 8:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address is Michael Fairbrother/Over the Moon Farmstead, 23 Planning Board Agenda for November 18, 2021 Page 3 of 3 Londonderry Road, Unit 17, Londonderry, NH 03053. The proposal is a major Site Plan Review to upgrade the first floor of the existing house to accommodate a 57-seat restaurant and kitchen with 42 outdoor deck seats. The existing barn is to be upgraded with an indoor ordering counter and gift shop, with an outdoor tasting area seating 60 people. And to allow a proposed nanobrewery, which would produce 2 barrels per day maximum on the subject property, identified as Tax Map R17, Lot 2, in the Rural Zoning District. The proposed work area is located at 1253 Upper City Road, owned by Michael Fairbrother/Over the Moon Farmstead. The application for Site Plan Review is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

If the Pittsfield Planning Board determines that Michael Fairbrother/Over the Moon Farmstead's, application for Site Plan approval is complete at the above-noticed meeting, then the board will hold a public hearing pursuant to RSA 676:4, I, (c), (1); RSA 676:4, I, (e); the Town of Pittsfield Site Plan Review Regulations, section III; and the Town of Pittsfield Subdivision Regulations, article 5, section 1, (d), and article 5, section 4, (a) on the merits of the application immediately after the board's completeness determination. The board will not give additional notice of a continuance of the merits hearing to a later meeting.

Adam Gauthier opened and closed the Public Hearing at 9:40 p.m. with no public comment.

Carl Anderson: I make a motion to approve the site plan as amended for Michael Fairbrother/Over the Moon Farmstead Tax Map R17 Lot 2 with the previously listed conditions.

Randy Severance: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Board members thanked the applicants for their patience and for coming to the meeting.

ITEM 9. – SELECTMEN'S REPORT

None.

ITEM 10. - MEMBERS' CONCERNS

Board members discussed concerns about specifying times for each applicant hearing and running into issues when there is more than one applicant.

Matt St. George: I make a motion that we no longer specify the times for each application but specify the start time of the meetings.

Ray Ramsey: Second.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

ITEM 11. - ADJOURNMENT

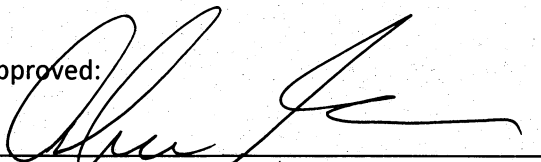
Carl Anderson: I make a motion to adjourn at 10:03 p.m.

Ray Ramsey: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George– yes, Randy Severance – yes, Carl Anderson – yes, Ray Ramsey – yes.

Approved:


Gauthier, Chairman

12/9/2021
Date

Adam