In attendance at New Boston Town Hall: Peter Hogan (Chair), Kary Jencks (Select Board representative), Ed Carroll, and Scott Chouinard (alternate).

Staff present: Shannon Silver, Community Development Director

Peter Hogan called the meeting to order at 6:30 pm at Town Hall, with a Pledge of Allegiance.

**SIZEMORE, PAUL D. (OWNER)**

**SIZEMORE TRUCK & AUTO (APPLICANT)**

**TF MORAN INC., MICHAEL R. DALHBERG (AGENT)**

Compliance Hearing/Major NRSPR/Expansion of Vehicle/Truck Sales & Service Commercial Business

Location: 150 Weare Road (aka NH Route 77)

Tax Map/Lot #(s) 5/29-1

Commercial “COM” District

*Postponed to March 26, 2024*

**Kary Jencks moved to adjourn Paul D. Sizemore to March 26, 2024. Seconded by Ed Carroll.**

**Voting: 3-0-0** **motion carried unanimously.**

**AKERMAN, HEIDI L. (OWNER)**

**J.E. BELANGER LAND SURVEYING, PLLC, (AGENT)**

Submission of Application/Public Hearing/Minor Subdivision /3 Lots

Location: Bunker Hill and Saunders Hill Roads

Tax Map/Lot # 1/12

Residential Agricultural “RA” District

*Postponed to March 26, 2024*

**Ed Carroll moved to adjourn Heidi L. Akerman to March 26, 2024. Seconded by Kary Jencks.**

**Voting: 3-0-0** **motion carried unanimously.**

**JONATHAN & HEATHER STRONG JOINT REVOCABLE TRUST (OWNER)**

**STRONG, JONATHAN & HEATHER (APPLICANT)**

Public Hearing/Major NRSPR/CUP/Outdoor Event Venue

Location: Riverdale Rd

Tax Map/Lot #3/20

Residential Agricultural “RA” District

Jonathan Strong, owner/applicant, explained that a waiver is being requested from the professionally drawn plan requirement. No excavation is planned for this project. The proposal is to allow for outdoor events on the property.

Peter Hogan noted that the Board would likely reserve the right to require professionally drawn plans in the future.

Mr. Strong stated that the closest abutter is his sister, who is in favor of the project. The property has a shared driveway with this abutter. He spoke with many other nearby abutters, and none had an issue with the proposal. A tent is proposed in front of an existing barn on the property. A large field is proposed for parking, with 90 spaces including some handicap spaces. The Fire Department had no issue with the barn being used for events and did not mention a sprinkler requirement.

Shannon Silver noted that the Fire Department needs to sign off on the plan and that this needs to be submitted by the applicant.

Mr. Strong presented the noise plan for the project. Peter Hogan noted that permits for these types of applications are generally granted for a year to start, in order to receive input from those nearby.

Michael Pare, 40 Helena Drive, stated that he was not contacted regarding this proposal by the applicant. He expressed concern regarding noise, traffic, and potential well issues from the project.

There was discussion regarding proposed hours of operation. Mr. Strong stated that events will be scheduled by date and the hours of operation are proposed to end at 10pm.

Mr. Strong stated that the Fire Department had no issue with the proposed parking/driveway access. He reviewed the proposed lighting plan.

The Board discussed a date for a site walk. The Board agreed to a site walk on March 9th at 9:30am.

**Kary Jencks moved to adjourn Jonathan & Heather Strong Joint Revocable Trust to March 26, 2024. Seconded by Ed Carroll.**

**Voting: 3-0-0** **motion carried unanimously.**

**Information Session with Eric C. Mitchell, Eric C. Mitchell & Associates, Inc., re: Conceptual Subdivision Plan, Joseph Comeau III, Tax Map/Lot #2/65, Davis Lane, and Wright Drive.**

Eric Mitchell explained that this is an 85-acre lot that the owners would like to subdivide. The existing house, barn, and pasture area located along Davis Lane would be made into its own lot. The rest of the property located on Wright Drive is proposed to be subdivided into four lots. There have also been discussions with some abutters regarding a potential boundary line adjustment. The lot is flat along Wright Drive. A road system could connect through the subdivided lots, but the owner does not this would not be best due to existing slopes. Three two-acre lots are being considered along with open space lots. Each lot would each have at least 150’ of frontage and be at least 1.5 acres or more. Wright Drive is currently an open space development. If some of the acreage is donated to the Town, it would be left open to the public.

Shannon Silver reviewed the open space subdivision rules and intents.

Peter Hogan explained that the offer is for an open space development, with four reduced frontage lots, and 47.5 acres to be left in open space however is most advantageous to the Town.

Mr. Mitchell stated that the applicant would work to speak with abutters and make sure that all calculations are correct before coming back before the Board at a later date.

**Miscellaneous business that may come before the Board and/or Planning Board discussions.**

1) Approval of the January 23, 2024, meeting minutes, with or without changes. (distributed by email)

**Ed Carroll moved to approve the meeting minutes of January 23, 2024, as presented. Seconded by Peter Hogan.**

**Voting: 3-0-0** **motion carried unanimously.**

2) E-mail dated February 2, 2024, from Michael Dahlberg, extension of conditions subsequent deadline of March 31st (for the Board’s action.)

The Board discussed the one-year proposed extension.

**Peter Hogan moved to approve the extension of conditions subsequent deadline to March 31, 2025. Seconded by Ed Carroll.**

**Voting: 3-0-0** **motion carried unanimously.**

3) E-mail dated February 11, 2024, to Donna Mombourquette (Select Board) from Dave Litwinovich, re: resignation from Southern New Hampshire Planning Town representative position (for the Board’s information.)

The Board reviewed this item.

4) E-mail dated e-mail dated February 14, 2024, from Shannon Silver, re: Lorden Road subdivision road (for the Board’s action).

Shannon Silver stated that many residents complained over the winter regarding this road not being properly maintained. There is still time on this deadline, and it is hoped the road will be completed prior to that date. She explained that the Town is holding a bond on this item. The owners previously requested an extension on the deadline to complete this item and were granted that extension. If another extension is requested, the Board could consider if there have been continued complaints or safety risks before making this determination.

5) Endorsement of a subdivision plan for Kristen Carlson, Lull Road.

The Board reviewed this item.

6) E-mail with attachment sheet, dated February 24, 2024, from Kevin Leonard, re: proposal for professional engineering services (for the Board's action.)

**Ed Carroll moved to approve the renewal of Kevin Leonard’s consulting contract for two years starting March 1, 2024 through February 29, 2026, subject to conditions set out in the contract. Seconded by Kary Jencks.**

**Voting: 3-0-0** **motion carried unanimously.**

**Kary Jencks moved to adjourn the meeting at 8:10pm. Seconded by Ed Carroll.**

**Voting: 3-0-0** **motion carried unanimously.**

Respectfully submitted, **Minutes approved:**

Kristan Patenaude March 26, 2024