In attendance at New Boston Town Hall: Peter Hogan (Chair), Amy Sanders (Vice Chair), Kary Jencks (Select Board representative) [6:36pm], Ed Carroll, Ashley McQuade (Secretary), and Zane Merva (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.

**ELECTION OF OFFICERS**

The Board discussed its election of officers. Peter Hogan suggested leaving the slate of officers the same and Ed Carroll agreed.

**Ashley McQuade moved to nominate Amy Sanders as Chair of the Planning Board. Seconded by Ed Carroll.**

**Voting: 1-2-1** **motion failed [P. Hogan and E. Carroll against, A. Sanders abstained.]**

**Peter Hogan moved to nominate Peter Hogan as Chair of the Planning Board. Seconded by Ed Carroll.**

**Voting: 3-1-0** **motion carried [A. McQuade against.]**

**Ed Carroll moved to nominate Amy Sanders as Vice Chair of the Planning Board. Seconded by Ashley McQuade.**

**Voting: 4-0-0** **motion carried unanimously.**

**Amy Sanders moved to nominate Ashley McQuade as Secretary of the Planning Board. Seconded by Ed Carroll.**

**Voting: 4-0-0** **motion carried unanimously.**

**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

*Adjourn from February 27, 2024*

Peter Hogan opened the hearing.

**Peter Hogan moved to adjourn Paul D. Sizemore to May 28, 2024. Seconded by Ed Carroll.**

**Voting: 4-0-0** **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

*Adjourn from February 27, 2024*

*Kary Jencks entered the meeting at 6:36pm.*

**Peter Hogan moved to adjourn Heidi L. Akerman to April 9, 2024. Seconded by Ed Carroll.**

**Voting: 5-0-0** **motion carried unanimously.**

**326 CHESTNUT HILL ROAD, LLC. (OWNER)**

**SANDFORD SURVEYING & ENGINEERING, LLC, (AGENT)**

Submission of Application/Public Hearing/NRSPR/Major

Location: 326 Chestnut Hill Rd

Tax Map/Lot # 15/32-5

Small Scale Planned Commercial District “COM”

*Adjourn from January 23, 2024*

Earl Sandford, Sandford Surveying, explained that a site walk was held with the Board. At the last meeting, the condition of the septic system was discussed. The boxes that feed the system have since been dug up and appear to be in good condition. Tree vegetation has been removed from the top of the system. The retaining wall has been shifted back a few feet, allowing trucks to make it through the site.

Amy Sanders asked about turning radii on/off the site from Chestnut Hill Road. Mr. Sandford stated that he has continued to review this but does not believe this will need to be changed. There have been no issues thus far with trucks accessing the site.

Mr. Sandford stated that the wetland areas have been mapped on the site. The drains on the property have been directed to the rear and there is an infiltration strip around the building.

Amy Sanders stated that she would like the limits of disturbance to be mapped in the field prior to construction to make sure they are not exceeded.

Mr. Sandford stated that a dumpster has been added to the site and is not visible from the road. The cistern is proposed in the area of the greatest fill on the site. Peter Hogan asked why there is a cistern on the property. Mr. Sandford stated that there is not otherwise an appropriate water source on the property.

Mr. Sandford noted that an ADA parking space has been added near the building. A short retaining wall in one area of the site will help with some of the grading concerns. There is no curbing proposed for this project. He explained that an additional guardrail for the site is likely not necessary. He suggested using protective boulders to ease this concern. The apron between the paved and beginning of the slope is between 10’-20’. This area could be protected with boulders. Amy Sanders stated that a 1:1 slope is quite steep, and a guardrail might be preferable. There was consensus on the Board that boulders would be acceptable.

There was discussion regarding the planting plan and schedule. Amy Sanders suggested a note on the plan indicating preservation of the existing vegetation for the minimum 15’.

There was discussion regarding the stormwater system.

**Amy Sanders moved to accept the Chestnut Hill Road LLC application as complete. Seconded by Ed Carroll.**

**Voting: 5-0-0** **motion carried unanimously.**

There was discussion regarding the requested waivers. Mr. Sandford stated that the Community Facilities Impact Study waiver is requested because there will not be any impact on the school system, and the plan will be reviewed by the Fire Department. Regarding the Environmental Study waiver, 50% of the proposed disturbance area has already been disturbed. There is a requested waiver from the Traffic Study as a trip generation memo will be submitted and the existing NH DOT permit will be amended.

**Amy Sanders moved to approve the Community Facilities Impact Study, Environmental Study and Traffic Study waivers. Seconded by Ed Carroll.**

**Voting: 5-0-0** **motion carried unanimously.**

The Board agreed to adjourn this item to April 9, 2024, to allow the applicant time to gather additional information.

**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

*Adjourn from February 27, 2024*

Jonathan Strong noted that a site walk was completed since the last meeting. He explained that a temporary sign will be placed at the end of the driveway the day of an event and removed afterwards. A traffic plan explaining the necessary route of travel to the venue will be provided to each person using the site.

Shannon Silver noted that the Fire Department has reviewed the plans and has no objection to this application. A note can be added to the plan regarding the hours of operation.

In response to a question from Kary Jencks, Mr. Strong stated that he envisions approximately six events per year. Peter Hogan noted that this application would be approved for a year to start and then reviewed by the Board in order to make any potential adjustments as necessary.

**Amy Sanders moved to accept Jonathan & Heather Strong’s application for an outdoor event venue at 141 River Road as complete. Seconded by Kary Jencks.**

**Voting: 5-0-0** **motion carried unanimously.**

Mr. Strong reviewed the Conditional Use Permit criteria. Mr. Strong stated that there will be no impact on the public health, safety, and welfare because these will be single day events and a porta potty will be provided to the site. This application does not propose anything that will impact the quality of the local groundwater. All runoff on the site is already existing and there will be no other disturbances to the site. The rural character of the neighborhood will not be changed, as no on-site improvements are proposed.

**Amy Sanders moved to accept the requested waiver for a professionally drawn plan. Seconded by Kary Jencks.**

**Voting: 5-0-0** **motion carried unanimously.**

Tom Eaton, 76 Parker Road, stated that he only heard about this from another abutter. There was limited knowledge of this proposal. There should be public knowledge regarding this venue. He expressed concern regarding traffic and noise along the road before/after one of these events. Shannon Silver stated that the correct abutter notifications were made. Peter Hogan explained that there are postings for this public meeting made around Town. He also noted that this approval will be for one year with a review period after that time. Heather Strong asked that any nearby neighbors come to them if there are any issues at all.

*Kary Jencks exited the meeting.*

**Ed Carroll moved to grant the CUP and approve the site plan for Jonathan & Heather Strong, to operate an Outdoor Event Venue from a property on Tax Map/Lot #3/20, 141 Riverdale Road, and grant a 1-year permit (after which time a review of compliance shall be conducted to approve further extensions to the permit, based on the Findings of Facts presented.** **Seconded by Ashley McQuade.**

**Voting: 4-0-0** **motion carried unanimously.**

**Information Session with Seth L’Heureux, re: discuss adding a food truck to existing non- residential site plan, Tax Map/Lot #18/12, 3 Central Square.**

Seth L’Heureux explained that his proposal is to add a food truck to the property at 3 Central Square. He asked what would be required for this type of proposal.

Peter Hogan stated that parking will be the challenge. The Board discussed potential ways to alleviate this concern.

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

1) Approval of the February 27, 2024, meeting minutes, with or without changes. (distributed by email)

**Ed Carroll moved to approve the meeting minutes of February 27, 2024, as presented. Seconded by Peter Hogan.**

**Voting: 3-0-1** **motion carried [A. Sanders abstaining.]**

2) Endorsement of a Corrected Subdivision Plan, for Thibeault Corp of NE, Tax Map/Lot #6/40, Byam & River Roads (see note #18 for plan updates), originally endorsed July 25, 2023, by the Planning Board Chairman and Secretary.

The Board acknowledged receipt of this item.

3) Endorsement of Notice of Decision Cover Sheet, for Kristen Carlson, Tax Map/Lot #2/77, 98 Lull Road, by the Planning Board Chairman.

The Board acknowledged receipt of this item.

**Amy Sanders moved to adjourn the meeting at 9:34pm. Seconded by Ed Carroll.**

**Voting: 4-0-0** **motion carried unanimously.**

Respectfully submitted, **Minutes approved:**

Kristan Patenaude April 9, 2024