

**Planning Board Meeting  
27 October 2021**

**Call To Order: 6:59 PM**

**Roll Call:**

Members Present: Kristina Madden, Deb Johnson, David Madden, Ray Blake, Dave LaBar, John Rescigno

Members Absent: Russ Carruth

Applicants Present: Kevin Newman

Listing of Residents/Others speaking during meeting: Steven Spafford

**Approval of Minutes**

Upon distribution and review of the meeting minutes of 29 September 2021, the members took the following action:

Motion To waive reading of Minutes

Motion by Deb Johnson

Second by Kristina Madden

MOTION To accept and approve the Minutes of 25 August 2021 meeting as presented

Motion by Kristina Madden

Second by David Madden

John and Dave LaBar abstain as they were absent

Discussion:

**Applicant Business**

**Consultation pursuant to RSA 674:41, Map 6, Lot 2**

Deb advised the board that she did have a phone call with Mr. Newman regarding the property before the meeting.

Consider completeness of materials -

Questions to Applicant - What will you consider your living quarters on this property? He will change the title from shed to cabin. He will have a place to sleep, cook, and use the bathroom (outhouse included).

Board discussion – The gentleman on Hammerhead Road was held to a higher standard than the definition of this cabin would be. What do we consider to be an outhouse? John believes we need to hold Mr. Newman to the same standards we established with the past permits. For today, since we don't have any zoning definitions we could be challenged if we deny this permit based upon the scenario of the gentleman following state rules with a proper outhouse at minimum.

MOTION To Recommend to the Select Board to approve the permit after verification of the properties outhouse meeting state requirements, that Mr. Newman does not have pressurized water per the state requirement, and that he changes the property description to a cabin.

Motion by Deb Johnson  
Second by David Madden

Deb explained the release of the municipality to Mr. Newman. He will need to submit this to the town with his building permit for approval. Mr. Newman inquired if he needs to submit a new release of municipality each time he submits a building permit. Deb is not completely sure and will contact our municipal lawyer for a finer answer.

### **Reports/Communications**

Planning Board 2022 Budget - Select Board accepted our proposed budget

Annual Report due date - It is due December 16, we need to note all of the inquiries for tiny houses this year. Kristina and Deb will collaborate on a draft together.

### **Zoning Issues**

Deb provides info on ADU's and Tiny Houses based upon the ADU Law.

ADU - What do we want to allow for the ADU requirement? The board needs to review the possible points to put into zoning, so we can give a firm guideline for our proposal.

Tiny House - Another inquiry was given to the town on our interest in tiny houses. Deb shared her response given to this inquiry.

We will review a draft in November and proceed from there.

**Unfinished Business:** None

**Other Business:** None

### **Adjournment**

Kristina makes a motion to close the meeting at 8:10 PM, Ray Blake seconds this motion with all in favor