

Planning Board Minutes
Wednesday, July 17, 2019
Mallet Hall
7:00pm

Members Present: Gabe DiGristina, John Bowdren, Christine Watson, Jesse Peters, planner Tony Dater and Secretary Molly White

Guests: Katherine LeRoyer, Land Surveyor Keith Morse, James Gagnon, Jon Morris Russ Schmidt, Tim Giddinge, Chris Belliveau and Liza Nichols

- I. Call to Order – 7:07pm by John Bowdren acting as Chair
- II. Secretary’s Report – Approval of Minutes
 - a. Christine moved to table minutes from June 19, 2019 due to inadequate number of members in attendance that were present at the June meeting. Gabe seconded then motion. Discussion: None. Vote: 4 – YES. 0 – NO.
- III. Organization of the Board
 - a. John moved to table until August meeting due to current Chair, Matt St. Cyr, not being in attendance to vote. Gabe seconded the motion. Discussion: None. Vote: 4 – YES. 0 – No.
- IV. Old Business:

None.
- V. New Business Discussions
 - Katherine LeRoyer Single Lot Amended Subdivision – The Board reviewed the Subdivision Checklist accompanying the information packets with the application materials provided by Mr. Morse, the surveyor for the project. They concluded that the mylars provided needed to be amended to reflect specific delineated wetlands toward the front of the property in order to verify the wetland set back requirement of 30ft is properly met. The Board scheduled a site walk for the following week on Wednesday, July 24, 2019 at 6:00pm. John motioned to make it a condition of approval that the wetlands be reflected on the mylars by the time of the site walk. Gabe seconded the motion. Discussion: None. Vote: 4 – YES. 0 – NO.
 - James Gagnon New Private Road – The Board originally discussed the issue of the fact that the Map and Lot number for Mr. Gagnon’s property reflects a previous subdivision however, there is no recorded prior subdivision to his knowledge. The files held in the Town office do not have record of any prior subdivision. The Board thought it a good idea to record this as an amended subdivision because the Map and Lot numbers delineate a previous, more than likely unrecorded, subdivision. The Board discussed the possible issue that the current “hammerhead” layout of the new road as suggested by the property owner, may not meet the required

40ft setback from the property lines. The Board also discussed the idea of a cul de sac and how wide the road would need to be for emergency vehicles to easily maneuver through. Ultimately, the proposal of a “hammerhead” shape was what seemed most plausible considering the amount of allotted space for the road. The Board advised Mr. Gagnon to have his surveyor re-stake the layout of the proposed road to assure that it meets the 40ft setback requirement from road frontage property line. Tony Dater also addressed the lot needing to still meet the 90,000 square feet for each lot, as required by the Single Lot Ordinance, once the space taken for the proposed road is subtracted. John moved to hold a site walk to determine the proper layout and approval of the proposed new road. New mylars reflecting the new road as meeting all setbacks will be required. The date of the site walk determined by when Mr. Gagnon can supply prepaid envelopes for notifying abutters. Gabe seconded the motion. Discussion: None. Vote: 4 – YES. 0 – NO.

- Pat Jackson Solar Array – Did not show.
- Chris Belliveau on behalf of Aaron Latty for Cannomic Laboratories – The hemp testing company is looking at buying and building upon a piece of property at 103 Hodsdon Rd. The Board asked for clarification as to what exactly the testing facility would be doing. Mr. Belliveau explained that it is a hemp testing facility for cannabis farmers along the east coast. Cannomic Laboratories specializes in growing hemp tissue samples in a disease-free environment for farmers to then harvest. John brought up the issue that the lot for sale may not meet the required amount of road frontage without absorbing the two Town-Owned lots on the road-front corners. Gabe mentioned that the Town currently does not have any ordinances that restricts the production or testing of hemp. Mr. Belliveau mentioned that the facility would also provide training for clients interested in learning the scientific process behind the operation. Classes would be limited to six students at a time. Tony suggested that Mr. Belliveau set up a pre-application appointment in order to discuss which town ordinances would specifically apply. At which point he would want to make an appoint to meet with the Planning Board again depending on whether the operation conflicts with any town ordinances.
- Anne Thompson 66 Verrill Rd – Did not show.

VI. Any Other Business

- Christine brought up requiring two weeks’ notice before being added to future Planning Board agenda’s in order for members to have enough time to prepare. All Board members agreed.

VII. August’s Agenda

- James Gagnon – review of revised mylars
- Approval of June’s Minutes
- Organization of the Board

VIII. Adjourn – 8:34pm

Respectfully Submitted,

Molly White, Secretary