

Minutes

Planning Board Meeting

February 5, 2015

Members of the Planning Board in attendance were Paul Eaton, Denise Markow-Speed, Terry Hyland and Donald Coker, Alternate Member. Paul Eaton agreed to serve as Acting Chair. The Acting Chairman opened the meeting at 7:30 PM. and announced the members present. The closing date for applications to appear on the agenda for the March 2015 regular meeting is 5 p.m., Tuesday, February 17, 2015. The Acting Chairman advised that the Board has a policy setting time limits for meetings and that the Board will not consider any new business after 10:30 PM.

The first item of continuing business before the Board was the application of BRIAN and SANDRA PAYNE for a conservation subdivision development and boundary adjustment on Payne Drive off Roller Coaster Road (Tax Map 7, Lot 8 and Tax Map 37, Lots 11 and 12). Bernard Cote of Géomètres Blue Hills has contacted the Planning office to request postponement of further discussion to the next meeting.

The first item of new business before the Board was the application of CATHERINE and GEORGE KITZ for non-residential site plan review for their proposed Kitz Farm Wedding/Event Venue. Catherine and George Kitz were present. There were no abutters present. The Kitzes propose to host weddings and special events at their farm during the summer months. Ceremonies are usually in the big hayfield and receptions in their second barn, and will only use a small part of their 90± acre farm. They typically schedule one event per weekend because set-up and clean-up usually extends into a second day. They will only host events during warmer weather as there is no heat, so they anticipate scheduling about 15 to 20 events per year. There is no food preparation, and no camping or lodging. There is a shed to accommodate catering providers. Parking is available at the lower end of the field. The Kitzes also require that events tone down at 10 pm in keeping with the Town's noise ordinance. Paul Eaton noted that he had been out on the Town Forest with the Boy Scouts when the Kitzes were holding an event and he said that the music had indeed quieted down later in the evening.

The Kitzes have applied to NH DOT for a change in use for their driveway entrance. George Kitz noted that DOT is requesting a certain sight distance for the driveway. Denise Markow-Speed suggested that there would be no problem with sight distance in this location. George Kitz advised that they have also spoken with the Strafford Police Department, who have no special concerns with the proposal. Fire Chief Scott Whitehouse has inspected the premises and will be giving them a list of suggestions. They anticipate that they will do all that he asks. They have also designed a septic disposal system for a rest room for the barn for the convenience of the guests. The design has been submitted to the state, and the Kitzes have applied for a building permit for the new rest room building. Water is being provided in a line from the house. They are advertising on-line through the "Rustic Bride" web site.

Donald Coker said that his only concern was for traffic at the time of an event. Denise Markow-Speed said that Route 126 does not carry enough traffic on a daily basis for this use to create a problem, and she noted that there is good visibility in this location. Board members agreed that this is a great use of the farm and a great way of keeping it rural. Board members then reviewed the site plan with the checklist. It was noted that the plan is not-to-scale. Several clarifications were made to the plans including name, date, and adding all driveways within 200 feet. Board members agreed that stormwater plans are not applicable in this case because there is no significant new construction proposed and no significant increase in impervious surface. The outstanding issues are the septic approval and building permit, the Fire Chief's report, and approval from NH DOT. Paul Eaton said that his only concern was if they expand. Board members agreed that approval is tied to the plans and project proposal as presented at this meeting. The Acting Chairman then opened the public hearing. There were no comments. The public hearing was closed. Denise Markow-Speed made a motion to approve the non-residential site plan contingent upon the resolution of the three outstanding items: approved septic design/rest room shed, Fire Chief's requests, and NH DOT. Donald Coker seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. After the conditions were met, either the plans can be signed or the Board can issue a letter of approval.

Board members then turned to the minutes of the January meeting. With typographical errors in the first

paragraph corrected, Donald Coker then made a motion to accept the minutes of the January meeting as presented. Terry Hyland seconded the motion, there was no further discussion, and the vote was unanimous in the affirmative. There being no further business before the Board, a motion to adjourn the meeting was made and seconded. The vote was unanimous in the affirmative and the meeting adjourned at 9:15 PM.