

Minutes

Planning Board Meeting

January 7, 2016

Members of the Planning Board in attendance were Charles Moreno, Chairman, Don Clifford, Terry Hyland and Donald Coker, Alternate member. The Chairman opened the meeting at 7:00 p.m. and introduced Board members. The closing date for applications to appear on the agenda for the February 2016 regular meeting is 5 p.m., Tuesday, January 19, 2016. The 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.

There were no items of formal business before the Board. Sean Manning of White Birch Ammunition attended to meet informally with the Board regarding his ammunition distribution business. He leased one of the garage at Brian Payne's as of December 1st. He told Board members that he had believed that he would be able to conduct his business at the garage because he had been given a commercial lease form. He was told that the previous tenant was Eastern Fire Apparatus. He asked Board members if the building was therefore commercially zoned. He noted that the Police Chief and Fire Chief had both inspected the premises. He said that he is working with Dennis McCann from the Strafford Economic Development Center, and they want a letter for the Strafford location that would be similar to the letter that Mr. Manning received from the Northwood Planning Board approving his business as a home business. He said that he does not plan to have retail sales but he runs a distribution business and hopes to work toward manufacturing. He advised Board members that he does have the application packets for both Non-Residential Site Plan and for applying for a variance for Special Exception for business or commercial use.

Donald Coker noted that an informal discussion is non-binding, and Board members then discussed the application process for business use. It was noted that a conservation subdivision had recently been conditionally approved for this property, with a new road layout, etc. and that the proposed business use is a complicating factor for both the conservation subdivision and that the pending subdivision is a complicating factor for preparing a site plan. Board members all agreed that Mr. Manning should move forward with completing the applications and agreed that he could work from sketches rather than requiring a new survey.

Board members then turned to recent correspondence. There was continued discussion of the dilemma created by the proposed commercial use at the Payne property. Don Coker made a motion asking the Chair to investigate the commercial use, which he then withdrew in favor of a motion to instruct the Chairman to initiate a conference call with the Town's attorney regarding the conditional approval of the conservation subdivision in light of new information. Don Clifford seconded the motion, there was no further discussion and the vote was unanimous in the affirmative.

Board members then turned to the minutes. Don Clifford then made a motion to accept the minutes for the December meeting as presented; Terry Hyland seconded the motion and there was no further discussion. The vote was unanimous in the affirmative. There being no further business, a motion to adjourn the meeting was made and seconded. There was no further discussion. The vote was unanimous in the affirmative. The meeting adjourned at 9:25 PM.

Planning Board Work Session

Thursday, January 14, 2016

Members present: Charles Moreno, Chairman, Donald Clifford, Terry Hyland.

Members gathered for a conference call with the Town attorney at 6:00 PM. A motion to go into non-public session to confer with the attorney was made and seconded. There was no discussion and the vote was unanimous in the affirmative.

The Board went into non-public session. At 6:45 PM the Board concluded their conversation with the attorney and closed the non-public session. There being no further business before the Board, a motion to adjourn was made and seconded. There was no further discussion and the vote was unanimous in the affirmative. The meeting adjourned at 6:50 PM.