

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on AUGUST 21, 2018

minutes approved on 9/18/2018

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, August 21, 2018 at 7:00 p.m.

MEMBERS PRESENT: Mike Croteau - Chairman, Kimberly Queenan - Vice-Chairman
Joe Blanchette - Clerk, Dennis Page, Kate Stevens - Alternate, Tony Turecki -
Alternate

MEMBERS ABSENT: Tyler Perrin, Steven Webber - Selectmen's Rep.

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jay Minkarah (Executive
Director Nashua Regional Planning Commission - NRPC)

CALL TO ORDER

Mr. Croteau called the meeting to order at 7:00 p.m. and led the Board in the Pledge of Allegiance. Roll call of members.

Kate Stevens is appointed as a voting member for this meeting.

Public Input: No Public input on non-agenda items.

AGENDA ITEMS:

1. Mel's Funway Park Consolidation and Site Plan

Present are Andy Prolman, Esq. Tony Basso from Keach-Nordstrom Associates,
Wayne Caulfield and Michael Accomando owners.

Andy Prolman: The lot line application has been changed and not before the board tonight, abutters have to be renotified. The two plans work together due to lot line changes and consolidations.

We have, this morning, received a letter from Attorney Morgan Hollis but we don't want to respond to that tonight as we have not been able to process the information in that letter yet. We expect some answers to the issues in that letter through the site plan process and we will have a substantive comment to the letter at the next meeting.

Tony Basso: There have been some changes to the site plan. We have fenced in all the new attractions, moved some of the parking and have 199 parking spaces. We addressed LC Engineering comments of 6/26/18.

Jay M. Understanding the number of patrons how that is determined is crucial.

Tony B. based on Litchfield regs. and type of use and their history of use. (how parking is determined)

Mike C. We need patron info. for uses.

Mike C. questions the septic area. Tony B. we didn't need the size leach field that was there for the restaurant the smaller field is being redesigned.

Public Input

Morgan Hollis, Esq. representing Rick and Jill Charbonneau, Sally and Ron Bouchard, and Joanne Giles. Rick Charbonneau also present.

Morgan H. We would like to see this treated as a site plan for a business. There are issues with seasonal overflow parking labeled on the site plan is it paved or unpaved how does traffic flow, walkways from the parking, pedestrian access, landscaping, hours of operation, lighting, there is not sufficient detail. Issue of existing use of Spooky World for 22-24 days. You don't allow off site parking in your regs.

Mike C. Traffic definitely needs to be addressed and history of use.

Rick C. Speaks about people safely accessing events and what he has witnessed.

Andy P. Spooky World event works with town officials fire and police each year. We will address the issues.

Morgan H. asks the Board to give the applicant feedback tonight so they can address the issues.

Jay M. The Board has the discretion on impact and how much interaction between the two uses, to the extent one impacts the other. Understanding basis of parking is critical.

Andy P. 199 spaces is plenty of parking but we will get the calculations.

Rick C. feels that is not a correct calculation because vendors use the existing parking on some special events. He is a direct abutter to the offsite parking.

Joe B. Wants to see intended flow of pedestrians.

Kate S, asks if the fencing needs to be higher around the bumper boat area.

Andy P. Explains what they do for parking: roll out the area, marking the spots, temporary fencing behind the abutters homes, flaggers with flash lites showing people where to park, clear walkways are provided, we can show all that. But ten years ago we were told as long as police and fire are satisfied with your parking plan you don't need a site plan for a temporary attraction.

A meeting will take place with all the interested stakeholders before the next planning board meeting.

Joe B. makes a MOTION to continue the Mel's site plan public hearing to a date to be determined. Dennis P. seconds the motion. Motion passes 5-0-0.

Abutters will be notified of the new hearing date.

Committee Reports

8/22 Litchfield Conservation meeting Town Hall 7:00

8/23 LMRLAC Nashua Public Library

Minutes

Kim Q. made a MOTION to approve the August 7 minutes Joe B. seconds the motion. Motion passes 4-0-1.

Joe B. makes a MOTION to adjourn Kim Q. seconds the motion. Motion carries 5-0-0. Meeting adjourned at 8:20 p.m.

Minutes respectfully submitted by
J. McKibben