

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on June 15, 2021

minutes approved on 7/6/2021

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, June 15, 2021 at 7:00 p.m.

MEMBERS PRESENT: Michael Croteau - Chairman, James Boffetti, Ronn Stephens, Kimberly Queenan - Selectmen's Rep.

MEMBERS ABSENT: Kate Stevens - Vice Chairman, Joshua Smith, Curtis Sampson

ALSO PRESENT: , Jay Minkarah (Executive Director Nashua Regional Planning Commission - NRPC); Jay via Webex

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.

AGENDA ITEMS:

Rene Theroux Lot Line Adjustment Tax Map 15 Lots 6 and 6-2

Public Input on Non-Agenda Items:

Michel Pruneau, John Noseworthy, and Rick Charbonneau were present to discuss 11 acres at 325 Charles Bancroft Hwy. Map 15 Lot 14-15.

Rich Charbonneau states they are at this meeting to show a rendering of the proposed barn per the recorded Declaration of Covenants and Restrictions for Conservation Purposes. Mr. Pruneau is planning to plant 4,000 grape vines on the site. He would produce the wine here. In 4 - 5 years he would be planning wine tasting, but no events such as weddings, etc.

There was discussion relative to the number of samples people could consume, any requirements from NH to serve food with sample wine tasting.

James B. wanted more information and time to look at the covenant that was approved.

Rick C. wanted to know what procedure they should follow. James B. thought they should contact the NH Liquor Commission to find out what rules might apply to this type of use.

Jay M. said they would require a site plan but would qualify for an expedited site plan, to include parking, hours of operation, etc. This does fall under agricultural use.

Rene Theroux Lot Line Adjustment 311 & 315 Charles Bancroft Hwy., Tax Map 15
Lots 6 and 6-2

Rene Theroux is present, Tobin Farwell, Farwell Engineering via phone.

Tobin gives the history of the lots, 2007-08 lots 6-1 and 6-2 were created with a drainage swail, in 2009 there was a lot line adjustment on the back of the lot.

The wetland delineation is the same; it has not been updated.

Chairman Croteau asked for the NRPC staff report.

Jay M. There are several deficiencies in the plan, several are waiverable. We did not receive any waiver requests with the application.

There are some errors on the plan that do need to be corrected. The correct square footage and acreage as they exist and as they are proposed should be on the plan.

The before and after acreage on 15-6 doesn't agree.

Jay went over the remaining deficiencies in the application.

Chairman Croteau would like to see the applicant go back and make corrections, he felt there are too many missing items for application acceptance.

Tobin asks about another alternative to accept the plan, he will make the necessary corrections and continue to the next meeting.

James B. makes a **MOTION** to not accept the application for completeness. Ronn S. seconded the motion. Motion passes 4-0-0.

Zoning and Regulation changes

James B. suggested as long as there is no urgency that the Board hold off until Kate S. can be present because she clearly has a lot of interest in the topic.

Mike C. agreed to have a work session when everyone can be there.

Conditional Use Permit (CUP) application. Has been changed to reflect all the current uses that you might need a CUP for. This form would be part of the regulations, it should be sent to a public hearing by the Board and adopted.

James B. makes a **MOTION** to send the CUP application/form to public hearing. Kim Q. seconded the motion. Motion passes 4-0-0.

Approval of June 1, 2021 Minutes

Mike C. thanked Kate S. for running the June 1 meeting.

Kim Q. had one addition to page 3, to add to her statements "before it was shown to us tonight" (regarding the sidewalk idea).

James B. made a **MOTION** to approve the minutes as amended, Ronn S. seconds the

motion. Motion passes 4-0-0.

Committee Reports

June 16 NRPC Commision meeting 30 Temple St., Nashua 7:00 p.m.

June 26 11 - 2 Strawberry Festival drive thru and Historic Society will be selling historic wares.

June 28 6:30 p.m. Board of Selectmen

July 1 7:00 p.m. Conservation Commission, Town Hall

July 19 6:00 p.m.Capital Improvement Program, Town Hall

Mike C. reported the Lower Merrimack River Local Advisory Committee (LMRLAC) has a new chairman, Fran Murphy, replacing Gene Porter, the long-time chair.

A MOTION to adjourn was made by James B. seconded by Kim Q. All were in favor. Meeting adjourned at 8:16 p.m.

Minutes transcribed via LCTV by
J. McKibben