

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on September 7, 2021

minutes approved on 9/21/2021

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

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

MEMBERS ABSENT: Curtis Sampson

ALSO PRESENT: 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.

Chairman Croteau mentioned that Joshua Smith is stepping down from the Board.

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

The chairman introduced the new building inspector, Jeff Blackwell to the Board.

AGENDA ITEMS:

Wilson Farms, Inc. 144 Charles Bancroft Hwy. Expedited Review of Farm Buildings

Tax Map 6 Lot 31, 153 Charles Bancroft Hwy (CBH) a 30' X 30' storage shed

Tax Map 6 Lot 30, 147 CBH a 10,800 s.f. Agricultural storage building

Tax Map 1 Lot 17, 62 CBH a 7,200 s.f. Agricultural storage building

Mel's Funway Park 443 and 454 Charles Bancroft Highway, Tax Map 20 Lots 14 &17

Owners Whitney Realty Trust and KBT Realty Trust

A Site Plan Amendment to propose: Adding 58 parking places in three locations; add storm water drainage; a winter light show along the existing trails where the haunted hayride currently lies; an outdoor laser-tag arena throughout the woods where the haunted hayride currently lies; and a Christmas tree sales area with a children's petting zoo adjacent to the arcade building.

For a more detailed view of all that is proposed on site, please see the site plan entitled, "Mel's Funway Site Plan Amendment."

Wilson Farms Expedited Review of Farm Buildings.

Present for the application: Peter and John Flynn, Flynn Construction; Scott and Lauren Wilson; Keith Marshall, Farm Manager; John St.John, Wetland Scientist.

Abutters have been notified. Necessary paperwork submitted.

Kate S. makes a **MOTION** to accept the application. Kim Q. seconds the motion.

Motion passes 5-0-0.

Peter Flynn gives an overview of the project and placement of the storage buildings on three separate lots. These are buildings for an existing use.

The Board is given clarification on placement of the buildings and location of lots.

There is no wetland impact or regional impact.

Peter Flynn gives a description of the buildings and the uses for each.

The 30x30 building on lot 31, map 6 will be next to the existing fabric building. The 60x180 building on lot 30, map 6 will be for hay storage behind the existing tree line.

The 60x120 building on lot 17 map 1 will be a steel structure for storage of harvest and containers. It will not have electricity, it has north side windows for natural light.

The building on lot 17, map 1 is ¼ mile from the Merrimack River.

Ronn S. questions access to the buildings. Peter Flynn answers there are existing dirt access roads. They have taken heavy equipment there already on the existing roads.

Waiver requests for sections regarding:

- Traffic impact

- Internal traffic circulation

- Stormwater management report

- Boundary survey for the entire lot

- Topographic information for the entire lot.

Jay mentioned that due to the large size of the lots it would be challenging to show topo and boundary information.

Kate S. made a **MOTION** to approve the waivers for sections

150.4,5, 7f, m, p,vq, s, w, as mentioned above. James B. seconded the motion.

Motion passes 5-0-0.

Kim Q. questions the height of the 60x180 building. Peter F.: It is 32' high.

The Chairman calls for public comment, hearing none, public comment closed.

Kate S. makes a **MOTION** to conditionally approve the expedited site plan, Ronn S.

Seconds the motion with the following conditions:

1. Change the title of the plan from “Conceptual Site Plan” to “Site Plan”
2. Addition of a Planning Board signature block
3. Addition of the owner’s signature
4. Addition of a stamp from a registered surveyor or engineer
5. Three plan copies and one mylar for recording
6. All fees paid

The motion passed 5-0-0.

Mel’s Funway Park Amendments

The Board has received an email from Attorney Prolman requesting a postponement of the application until October 5 due to receiving two of the staff reports today. He would like to amend the plans after receiving the comments and then meet with staff before the Oct. 5 meeting.

Rick Charbonneau, 401 CBH (an abutter) requests the abutters be re-notified, he stated he did not receive his notification.

Rick mentioned when the plan comes back the sidewalk on the east side of 3A will be an issue. He requested the Board drive into the site and take a look at it. Mel’s did not get an easement for the sidewalk. He told their attorney that he would give an easement on the property line if they build it correctly. He feels people from the neighborhoods on the east side of 3A will use the sidewalk.

Kate S. makes a **MOTION** to hear this case on Oct. 5 James B. seconded the motion. Motion passes 5-0-0. The abutters will be re-notified.

Committee Reports

9/13 Board of Selectmen 6:30 pm Town Hall

The Board of Selectmen would like the Open Space ordinance discussed and clarified by the Planning Board.

9/22 NRPC 7:00 pm 30 Temple St.

8/26 Lower Merrimack Advisory Committee met, Mel’s Funway plan was discussed.

9/2 Conservation Commission met.

Approval of Minutes

There are some amendments to the minutes that Kim will email over.

Ronn S. made a **MOTION** to approve the 8/17 minutes as amended, Kate S. seconded the motion. Motion passed 5-0-0.

Any Other Business

It is budget season Kate reported the budget committee has not reviewed town budgets yet.

9/21 is the next planning board meeting.

Kate S. makes a motion to adjourn seconded by Ronn S.

All in favor. Meeting adjourned at 8:02
Minutes transcribed from video by
J. McKibben