

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on July 20, 2021

minutes approved on August 3, 2021

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, July 20, 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: Joshua Smith, Curtis Sampson

ALSO PRESENT: Jay Minkarah (Executive Director Nashua Regional Planning Commission - NRPC), Lou Caron, L.C. Engineering Co.

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.

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

AGENDA ITEMS:

1. **Lot line adjustment 2 and 4 Underwood Dr. tax map 9 Lots 54 &56**
2. **A Site Plan application for Win Van Mourik at 288 Charles Bancroft Hwy. tax map 12 lot 29. The purpose of the plan is to show a proposed additional building (56X30 and 56X30 "L" shaped) for the processing of wine and the growing field of grape vines.**
3. **Return of Escrow funds to Giles subdivision**

1. An application for a Lot Line Adjustment for Daryl George/Paige Cook, 2 Underwood Dr. tax map 9 lot 54, and Jeffrey Guay/Michelle Guay 4 Underwood Dr. tax map 9 lot 56. Zoning Board variance granted 6/9/21 to correct pre-existing building encroachment.

Daryl George is present, Gregg Jeffrey, Surveyor is present via phone.
Jay comments that the application is complete and abutters have been noticed.
A MOTION to accept the plan was made by James B. seconded by Ronn S.

Motion approved 5-0-0.

Gregg J. explained this is a lot line adjustment to alter the lot line because it cuts through the building at #2. It is a pre-existing condition that was issued a building permit in the late 70's. They are creating an equal area swap so there is no net change to either lot size. They will not be creating a non-conforming lot. They have received a variance from the Zoning Board so the building can be less than 20' from the side lot line.

Waivers requested: 530.00 (g) Soil types and boundaries
530.00 (e) Topography of entire lot
150.7 Stormwater Drainage
530.00 (d) Wetland areas on both lots
530.00 (k) Existing septic systems and water lines

Jay M. stated it is a straight forward application, waivers requests are necessary.

There is no regional impact from the application.

There was no public comment.

James B. made a MOTION to approve all six waivers. Kate S. seconds the motion. Motion passes 5-0-0.

Kate S. makes a MOTION to approve the lot line adjustment subject to the standard conditions. Kim Q. seconds the motion. Motion passes 5-0-0.

Kim Queenan recused herself from the Board at this time.

2. Site plan 288 Charles Bancroft Hwy map 12 lot 29, Vineyard and associated uses.

Win Van Mourik, owner/applicant and Michael Grainger, Engineer were present.

All documents and fees paid are submitted for application acceptance.

Ronn S. makes a MOTION to accept the application. Kate S. seconds the motion.

Motion passes 4-0-0. There is no regional impact.

Win states they are proposing a fall 2021 opening. The building they are installing will be the winery, vineyard production area, storage. They will host wine tastings and maybe some small events. They plan to add seating next to the building and near the river. Mr. Van Mourik had visited most of the small winery and microbrewers in the state to gather information. There are no restaurant facilities planned. They envision 20-25 people for activities. They are creating the building larger now to allow for growth in the future. One of the barns on site will be repurposed and the pool on site will be removed. Mr. Van Mourik spells out the federal and state code they will adhere to.

They plan to local source as much as they can for production.

If they have an event that needs food it will be catered, no food production on site.

The only employees currently will be Mr. Van Mourik and his wife except for the harvest.

They will be self-distributing now, possibly in the future to NH liquor stores. They will be selling product at the site. They were incorporated in June/2020.

They have submitted information to the the Litchfield police and fire.

They plan on opening Thursday - Sunday. They do not anticipate traffic impact probably not more than 10-15 cars based on other sites of similar size. If they have to buy grapes may have a larger vehicle twice a year.

Ronn S. questions parking. They are creating parking for 25.

The site is 5.3 acres and half is in agriculture. Pennichuck water, a new septic for the new building. They have applied to NHDOT for paved access to Rte. 3A.

The drainage between the field and the building was discussed. Win stated that over time the area has eroded they are going to re-establish the area with a treatment swail.

The existing house dates to 1895 and will remain.

They have an area for snow storage. May have an occasional tent for small events, possible gazebo 75' from river bank. There will be two rest rooms in the building.

Overflow parking could be accommodated in the grassy area.

James B. Questions: do you have to provide food with wine tasting? Win: No you don't have to provide it, but safe food handling is required for any food.

Kate questions the kind of waste generated. Win: tonly the grape skins and seeds which are incorporated back into the property. Kate: Any fertilizer spraying on the vines? Win: Maybe some spraying, Not high intensity spraying and we keep spray logs. Will be planting clover instead of grass. Kate: Open year round? Win: Mostly open year round typically close the first couple of weeks in January.

Leaving access for the farm tractor was discussed. They have provided a sign location on the plan. They have not provided a sign at this time. Win stated the state is strict about alcohol signs, they will come back to the board for that.

Lou C. (L.C. Engineering) Lou has checked the brook to get a sense of where water is going. Has not looked at construction detail for swail. It made sense to add to the river off the peak flow of the river. He spoke about rain gardens.

Jay: the applicant has reached out to fire and police. Topics fire dept. would be addressing: access, chemical storage, heat/smoke detectors, ability to move fire equipment. Police reviewed for lighting, security, access by police, anticipated traffic, planned uses in the future. Fire and Police departments are satisfied so far.

Three waiver requests 150.4 traffic impact because there will be a limited number of cars, ample sight distance.

120.14.1 Lighting of parking and landscaped parking area, lights on the building and not wanting to shade the growing area.

150.5 Internal circulation of parking lot. It is a 100x100 area and you can see one end to the other.

Public input. Linda Jacobson property owner of 281-285 Charles Bancroft Hwy. Win spoke of landscaping between property on the property line, but will not impede the flow of the farm tractor. Discussion about event parking and possible bus parking.

Win: there will be an area for food truck parking if necessary. Mr. Grainger to show on the plan.

Lou C. NHDOT will look at traffic as part of the process because they have applied for a DOT curb cut.

Joe Simoneau, 6 Shirley Way was present. He is the contracted that will be doing work there were no questions for him.

Mike C. Have you submitted the plan to the Lower Merrimack River Advisory Committee? Win: We have submitted to the state regarding any cleaning products we are using, the state had no issue with any of the products.

No irrigation is anticipated.

Lou C. Looking for details on the plan for the contractor. There are no errors just looking for detailed parking, swail.

Win: The swail existed before we are trying to reconstruct the swail so we don't impact the river negatively.

Jay M. reported he has confirmation from fire and police that they have been reviewing the plan.

A MOTION to approve the three waivers was made by Ronn S. and seconded by Kate S. The motion passed 4-0-0.

A MOTION to approve the site plan with the following conditions was made by James B. and seconded by Kate S.:

- Hours of Operation noted on the plan
- Show paved areas and surface type of unpaved parking areas
- Show planters near building
- Denote where food truck/bus may go
- Details for drainage swail
- L.C. Engineering review comments addressed
- Show placement of arborvitae plantings
- Show lighting locations on building (full cutoff lighting)
- NHDOT permit pending
- Plan copies with professional seals and signatures (three copies)
- Original Mylar with professional seals and signatures
- All fees paid

The Motion to conditionally approve the plan passed 4-0-0.

Kim Queenan returns to the Board.

3. Return of Escrow Funds for the Giles/Patenaude subdivision.

The subdivision was approved May 2021.

James B. made a motion to return the unused escrow funds to the applicant Ronn S. seconded the motion. Motion passes 5-0-0.

Approval of Minutes

Kate S. Made a MOTION seconded by Ronn S. to approve the 7/6/21 minutes. Motion passes 4-0-1.

Committee Reports

7/26 Board of Selectmen 6:30 pm

9/15 NRPC Commission Meeting 7:00 pm

Capital Improvements in the near future

August 5 Conservation Commission

August 17 Planning Board to discuss permitted uses

Any Other Business

The Zoning Board of Adjustment would like input from the planning board on two cases involving Special Exceptions for Wetlands. The Board thought the next ZBA meeting was 8/3.

A motion to adjourn was made by Ronn S. and seconded by James B. All were in favor. Meeting was adjourned at 8:53 pm

Minutes transcribed from video by
J. McKibben

