

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on October 5, 2021

minutes approved on 10/19/2021

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, October 5, 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, Curtis Sampson

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jay Minkarah, via video (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.

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

AGENDA ITEMS:

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."

Present for the application are: Owner Wayne Caufield, Attorney Andy Prolman, Peter Madsen and Matt Peterson engineers from Keach-Nordstrom Associates.

The Chair asked if the application was complete, all abutters had been notified and appropriate fees paid. The staff answered in the affirmative.

There is no regional impact of the project.

A **MOTION** to accept the application was made by James B. and seconded by Ronn S. The motion passes 4-0-0.

Pete Madsen explains the eight items they will talk about:

Map 20 lot 17 paved proposed expanded parking

Map 20 overflow parking

20 -17 overflow corporate parking

20 14 overflow parking ONLY for Spooky World after corn harvest

Winter Light show drive through where the hayride is located with flaggers and cones to direct traffic

Laser tag in the hay ride area (seasonal, shut down in winter)

Christmas tree sales at the end of the light show drive through

New covered area for tractor storage

Animal petting area has been eliminated.

Oct. 5 letter from Lou Caron, LC Engineering all drainage comments have been addressed to his satisfaction.

A shoreland permit from the State has been applied for.

Attorney Prolman: this will be a full review of the site even though there is a site plan on record.

Mike C. asked if the Board would like to do a site walk.

James B. and others thought a site walk is always helpful.

A site walk is scheduled for for **October 16 at 12 noon** meeting at the arcade building.

Public Comment

Attorney Morgan Hollis representing Jill and Richard Charbonneau had sent a letter dated 10/5/21. He briefly summarized some of the concerns.

They think a traffic study and analysis should be done, including pedestrian safety.

Rick C. mentioned the sidewalk on the east side of 3A. He stated this was part of a prior approval.

Due to the complexity of the project and number of items to cover a **MOTION** to continue the application to November 2, 2021 at 7:00 pm was made by James B. and seconded by Ronn S. Motion passes 4-0-0.

Committee Reports

October 7 6:30 pm Conservation Commission at the Fire Station

October 11 6:30 pm Board of Selectmen continue budget reviews

CIP committee met 10/4

Lower Merrimack no meeting scheduled at this time

There is an opening for a NRPC Commissioner from Litchfield

The Chair read correspondence from NHDOT regarding the ten year plan and public hearings.

Approval of Minutes

Kim Q. made a MOTION to approve the Sept. 21 meeting minutes James B. seconded the motion. Motion passes 4-0-0.

The Planning Board budget is passed out, The Board will ask for delay at the budget committee until Kate S. returns.

A motion to adjourn was made by Ronn S. and seconded by Kim Q. All were in favor. The meeting adjourned at 8:15 pm

Minutes transcribed by
J. McKibben