

**PLANNING BOARD PUBLIC MEETING
TOWN OF LITCHFIELD**

Held on January 4, 2022

minutes approved on 01/18/2022

The Litchfield Planning Board held a meeting in the Town Hall conference room, 2 Liberty Way, Litchfield, NH 03052 on Tuesday, January 4, 2022 at 7:00 p.m.

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

MEMBERS ABSENT:

ALSO PRESENT: Joan McKibben (P.B. Admin. Assistant), Jay Minkarah (Executive Director Nashua Regional Planning Commission - NRPC), Louis Caron, L.C. Engineering, LLC

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:

Aaron Limoges, **57 Naticook Ave.**, Map 15 Lot 43, Detached Accessory Dwelling Unit Approval of **Conditional Use Permit**

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 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."

Aaron Limoges, 57 Naticook Ave Map 15 Lot 43 Conditional Use Permit for detached accessory dwelling unit (ADU)

Crossroads Contracting presents the ADU.

The Zoning Board of Adjustment approved the residential expansion in the 100 year flood plain. The application meets all requirements for an ADU except 507.04 f. “they shall have an internal door connecting the primary and secondary dwelling units...”

The addition for the ADU is attached to the primary residence but because there is no internal door it is considered a detached ADU.

The contractor explained they are trying to avoid an additional set of stairs for the ADU. They do have a doorway between the existing garage and the new garage.

Chairman Croteau reviewed the existing regulations for this application.

The owners are remaining in the primary dwelling. They are adding a third garage

Jay M. feels the application meets the criteria for the ADU.

Kim Q. questioned the sq. footage, the new sq. footage meets the criteria for an ADU.

Aaron Limoges, 57 Naticook Ave. has met with the neighbors and explained the timeline for construction and everyone has been welcoming.

The building official, Mr. Blackwell, has no concerns.

A MOTION to approve the conditional use permit for the accessory dwelling unit at 57 Naticook Ave. was made by James B. and seconded by Kate S.

Kate S. AMENDED the motion to include restrictive covenants be recorded at the Registry of Deeds per section 507.06 g. of the Litchfield Zoning Ordinance. Seconded by Ronn S.

The amended motion passes 6-0-0.

Mel’s Funway Park Application accepted October 5, 2021.

Present for the application are Matt Peterson and Pete Madsen from Keach-Nordstrom Associates; and Attorney Andy Prolman.

Matt Peterson explained this is an informational meeting to show circulation of the light show with a traffic count.

They rearranged the light show traffic to go counter clockwise thereby removing a lot of the conflicts with the Christmas tree sales and pedestrians.

Lighting has been added and will be marked for pedestrians to get to the sidewalk.

A Trip Generation Manual was submitted with the traffic for different uses that are held at the park. The engineer went over some of the examples.

Curtis S. questioned how many cars in the three lanes for the light show before it backs up to Route 3A? The last time they (Keach-Nordstrom) thought the queue would hold 250 cars but they will recheck.

Curtis S. felt getting the traffic away from the Christmas tree sales was an improvement and that the lighting is a good addition.

Matt P, will check with Litchfield PD regarding the exit point on to 3A.

Lou Caron questioned the trip distribution of people coming north and south on 3A.

Matt P. They have not done that but can get the numbers from NHDOT.

Lou is looking for turning traffic.

Kate S. also questioned turning traffic from the site.

Jay M. feels there is substantial improvement, but has some questions.

To clarify the entrance and exit is exclusive for the lite show? Matt P. yes.

Jay M. remembered the hayride entrance (lite show entrance also) as being narrow.

Matt P, agreed, they plan to go out and measure that on the ground.

The path in the light show is built to handle fire trucks. If a car is stuck on the path they would have someone contracted to help the vehicle out of the path. They would shut down the show in bad weather. No salt is used on the path.

They will use electronic ticketing, similar to Spooky World.

Chairman calls for public input.

Attorney Morgan Hollis & Rick Charbonneau: Morgan reminds the Board he had sent in an October 5, '21 letter and Jay Minkarah had a 8/25/21 memo with items on both that have not been addressed yet.

They do have favorable comments on the route change for the light show. They still have questions on the volume of traffic coming and going from the site. Is the movement of traffic going to be safe? There are still concerns about adequate sidewalks and traffic and pedestrian safety. We need a full circulation study and reviewed by someone not the abutters or the Board. There should be more notes and details on the plan regarding the phased parking plan and transition between the gravel and paved area. We are still looking for a full circulation study and there is still the issue of parking across the street that needs a variance.

Rich Charbonneau has concerns, he feels the Board should look at what the site was originally designed for back in '91 or '95. He feels the infrastructure hasn't kept up with what is actually on the site. ADA issues should be addressed. Someone that is handicapped should have the same opportunities to go to Mel's tee off. The stone dust paths with a wheelchair are a problem on the site. He feels their light show is good but we have regulations and standards that we should make everyone follow. The amount of traffic today on 3A is different than in 1991.

Attorney Prolman: tonight was more of a discussion. We intend to file with the Zoning Board for parking off site.

We request to continue to your March meeting. We will have time to address everything.

Matt P. We do have ADA spaces that are near every activity, and not on the stone dust. I agree 100% that we should comply with ADA. There is a balance between concerns and how to design.

They are working on their alteration of terrain permit (AOT) with NHDES.

Kate S. made a MOTION to continue the Mel's site plan to March 15, 2022 at 7:00 pm.
Seconded by James B. The motion passed 6-0-0.

Committee Reports

- Jan. 6 Budget Committee final town and school budgets
- Jan. 10 Board of Selectmen 6:30 pm
- Jan. 12 Planning Board Public Hearing for Zoning Changes 7:00 pm
- March 16 NRPC 30 Temple St. Nashua
- Jan. 20 Conservation Commission Town Hall 6:30 pm

Approval of 12/21/2021 Minutes

The Board requests the amendments be attached to the minutes.

A MOTION to approve the 12/21/2021 minutes as amended is made by Kim Q. and seconded by Ronn S. Motion passed 4-0-2.

A MOTION to adjourn was made by Ronn S. seconded by Kim Q. Motion passed 6-0-0.
The meeting adjourned at 8:20 pm

Minutes transcribed by
J. McKibben