

**PLANNING BOARD**  
**May 2, 2023, at 7:30 PM**  
**In Person at Town Hall, 41 South Main Street & Via Zoom**

In attendance:

**Members:** Brian Edwards, Beth Esinhart, Jarett Berke, Iain Sim, Kristine McDevitt, Nancy Carter, Paul Simon, and Michael Cox.

**Staff:** Robert Houseman and Alex Taft

**Others:** See attendance sheet

Edwards called the meeting to order at 7:30 PM and recognized the members present.

- 1. P2023-12 Submission of Application for a Minor Subdivision by Maureen H. Beane the owner of record to divide one 29 acre lot into 2 lots creating a new lot of 13 acres at 71 Stevens Road, Tax Map 2, Lot 18, in the "RR" Rural Residence district.**

Edwards called on the first item. Edwards called for a motion for completeness of the application. A motion to ACCEPT the application as complete was made by Carter and seconded by Esinhart. Berke requested clarification of the staff report regarding its completeness, Mr. Taft and Mr. Houseman responded. The board voted in favor of accepting the application as complete, Sim was absent from this vote.

Edwards asked the applicant to come forward and present. Maureen Beane and Jeff Goodrich presented the proposal, explaining the intent and history of this proposal.

Board discussed the following:

- Clarification of planning board purview for action on this proposal.

Edwards opened the public hearing and asked for comments. No public came forward to speak, Edwards closed the public hearing.

Carter made a motion to APPROVE, Esinhart seconded. Members voted in favor with Sim abstaining.

- 2. P2023-16 Submission of Application for Minor Subdivision by Roderic Rolett as agent for Owners Roderic L. Rolett, Barry V. Rolett, and Daniel A. Rolett, to divide one lot into 2 lots creating a new lot of 3 acres at 2.5 Balch Hill Lane Tax Map 42, Lot 60, in the "SR-1" Single Residence district.**

Edwards called on the second item. Edwards called for a motion for completeness of the application. A motion to ACCEPT the application as complete was made by McDevitt and seconded by Carter. The board voted in favor of accepting the application as complete.

Roderic Rolett and Ellis Rolett presented the proposal, explaining the intent of this proposal and history of the sewer easement which traversed the property.

Board discussed the following:

- Possibility of moving the sewer line and easement.

Edwards opened the public hearing and asked for comments. No public came forward to speak, Edwards closed the public hearing.

Carter made a motion to APPROVE, McDevitt seconded. Members voted in favor unanimously.

**3. P2023- 07 Submission of Application for Major Site Plan Review, FINAL REVIEW by Sue Reed and Nik Fiore as agents to KCC Properties 14WW LLC to construct multi-family units at 14 West Wheelock, Tax Map 33, Lot 71, in the “MWD” Main Wheelock District.**

Edwards called on the next item on the agenda.

Jolin Kish, Sue Reed and Kevin Worden presented the project and gave an overview of changes throughout the review and detailed any additional information provided for this meeting.

Board discussed the following with the applicant:

- Pedestrian, vehicular, bicycle traffic and circulation.
- Needs for a West Wheelock corridor assessment.
- Pre and postconstruction audits of abutting buildings.
- Undergrounding of electrical and other utilities.
- Request for waiver of lighting.
- ADA accessibility for the recreation and pedestrian areas in front of the building.

Edwards asked for public comment.

Colyn Case provided an update on the ongoing discussions from the Church perspective.

Peter Golder presented concerns about the easements for sewer, impacts of sound, and light.

Edwards closed the public hearing.

Carter made a motion to APPROVE, with the conditions as discussed and read Berke seconded. Members voted in favor unanimously.

**4. Update on Sustainability Master Plan**

Esinhart spoke about updates from Vicki Smith who is coordinating a meeting for the advisory committee. Two chapters are under review, following the next meeting another two will be

presented for review. Mr. Houseman reminded that committee meetings are held in a hybrid format for those unable to attend in person.

#### **5. Minutes April 4, 2023**

Approval of the meeting minutes from April 4, 2023. A motion for approval with corrections was made by Berke and seconded by Sim, all members voted in favor.

#### **6. Other Business**

Mr. Houseman updated the planning board about an upcoming workshop led by Opticos, the consultant conducting the regulatory analysis and assessment through the NHHOP grant.

Berke shared an update from the Economic Development Committee, stating there was an upcoming meeting Thursday, May 4, 2023 8am at Sawtooth Kitchen.

#### **7. Adjourn**

A motion to adjourn at 9:49 PM was made, seconded, and passed unanimously.

Submitted by Alex Taft