

# TOWN OF LYNDEBOROUGH PLANNING BOARD MINUTES

## February 16, 2017

*FINAL*

### **7:30 PM Call to Order & Roll Call**

Vice Chair Tom Chrisenton, Larry Larouche, Bret Mader, Steve Brown, Mike Decubellis and Selectmen's Rep. Mark Schultz were present.

### **INFORMAL DISCUSSION:**

#### **Annie LaPlante, Informal Discussion**

Tarn Road resident Annie LaPlante had question on her rights as an abutter to the Granite State Concrete's gravel pit in terms of the continued noise from dirt bike use at the 2<sup>nd</sup> NH Turnpike gravel pit property. She has reported the noise to the police on several occasions and states the dirt bike riders are there many hours a day.

Ms. LaPlante was informed there is a noise ordinance in town. It was suggested she make an appointment with the Selectmen and bring the police reports. The Board would like to know if Granite State Concrete is aware that people are using the gravel pit to ride dirt bikes and if they have permission from the company.

Ms. LaPlante states the proper is posted "No Trespassing" but recalls two summers ago that the owners knew about the dirt bike use.

#### **Catherine McGee and Courtney Alexander, Informal Discussion**

Ms. McGee and Ms. Alexander live on Curtis Farm Road and were before the Board to inquire about zoning changes to limit trailers homes in town or limit the setback requirements.

An abutting property, Map 23, Lot 14, was recently sold and the new owners plan to put a double wide trailer on the property and Ms. McGee stated some of the neighbors are not happy. She was made aware this lot would be grandfathered from new zoning.

Ms. McGee and Ms. Alexander were informed that a petition warrant is possible but it is too late for the 2017 Town Meeting, the deadline was Feb. 8, 2017. She was made aware that the people bringing forth a petition warrant are responsible for the signatures, language of the warrant, legal costs and presenting it at Town Meeting but it would need to be reviewed by the Planning Board for disapproval or concurrence and if the Planning Board would recommend the warrant. She can also discuss this topic with the Selectmen.

Ms. McGee stated she called the Town Office plus sent an email on Feb. 1, 2017 to [Planningboard@lyndeborough.us](mailto:Planningboard@lyndeborough.us) and has not heard a response. The Board and the Planning Board secretary were unaware of this email address and informed them this email is not checked.

If the town zoning restricts trailers then a trailer park would be required.

Residents can build on any lot providing it receives State approval for a septic system.

It was discussed the abutters could form an organization to try to purchase the land. An example was given of land purchased in North Lyndeborough on Mountain Road by a neighborhood organization then sold to a conservation organization.

**Sarah and Peter Chadzynski – Agricultural School/Home Business on Pinnacle Road - Informal**

The Chadzynski couple discussed their proposed agricultural school. They plan to have students K-5 dropped off behind the building and not on the road. They plan to have a CSA farm program and there will be traffic from this business.

They were informed to see the Code Enforcement Officer. If the application complies with items A-0 he can issue a building permit. If the application does not comply they would need to come before the Planning Board. If they do not comply with a home business in a residential neighborhood they would require a variance from the ZBA.

Sarah Chadzynski commented said there is a portion on their application that requires town approval for a non-public school.

Parking and road frontage was briefly discussed and it was made clear parking can't be noticeable or distinguished as something other than non-residential. They were informed the business can't have more than two employees without a site plan review.

**MINUTES:**

**VOTE: Mark Schultz made a motion, Larry Larouche seconded to approve the January 2017 minutes. Motion passed. Steve Brown abstained.**

**ADJOURNMENT:**

**VOTE: Steve Brown made a motion, Mark Schultz seconded to adjourn at 8:06pm. Motion unanimously passed.**

Respectfully submitted,  
Kathleen Humphreys  
Planning Board Secretary