

A Meeting of the Planning Board was brought to order at 7:00pm on December 20th, 2018.

Attendance: Bob Helmers, Tom Whitman, Mike Brady, Marshall Bennett and Charles Estes

In the Public Audience – Tim and Donna Hollenbeck and James ~~Beam~~Bean

Review of Previous Minutes – Previous minutes were accepted as presented.

The Board was presented with a well prepared submission of application for a Site Plan Review. At this time, the Hollenbeck's met the Board in the form of a preliminary consultation to discuss what additionally may be required for formal submission. Mr. and Mrs. Hollenbeck seek approval to operate Legacy Enterprises, Inc. d.b.a. Holley's Auto and More at the location of 40 NH Route 3A Hill, NH 03243. The location of the property is Tax Map **R-V Lot 115 Sub 2** and the district is **VILLAGE**

The Chairman pointed out minor amendments he would like to see to the presentation before formal submission of the application - addressing issues of Environmental Impact, Signage, Lighting, Screening where applicable, Pollution control, fire hazard and address the impact of flood control. The Chairman suggested adding boundary lines, set back notations and dimensions, waiving the need for a formal PLAT. The Hollenbeck's agreed to address all suggestions raised from their presentation.

The Chairman noted he would communicate with the ZBA Chairman to arrange for the eventual joint meeting and hearing for the required special exception. (*NOTE – The ZBA meets again prior to the next PB Meeting.) The Hollenbecks were granted approval to submit an application, pending a letter of authorization from the land owner (Seller) and amendments to their presentation. Discussion of a potential date for a Joint hearing on January 17th, 2019 ensued. Not formalized. The Hollenbecks departed at 7:50 PM.

The board was introduced to James Beam who seeks the boards approval to execute a Voluntary Merger of Lots – **R 12 Lot 31 Sub 2** and **R 12 Lot 31 Sub 2-1**.

Mr. Beam wishes to voluntarily merge the two lots into a single lot of approx. 10 acres combined. The Chairman shall prepare a draft form for the Voluntary Merger for Mr. Beam to submit for final approval. The parties are in no hurry but hope to have it completed by the spring. Mr. Beam departed at 8:00 pm.

The Planning Board reviewed a final draft of proposed Warrant Articles for the following:

Warrant Article 2 – Amendment 1 proposed by the Planning Board to town zoning ordinance to amend the definition of Article IV. General Provisions A. Definitions <AND> to add Section L. "Junk Yard"

Warrant Article 3 – Adoption of Amendment 2 – Remove the current Article X. (Penalty) and replace with an amended Article X. The final draft was met with unanimous approval. Well Done Mike Brady.

General discussion ensued related to procedural requirements, including submission of minutes, submission of applications and the growing development of the ZBA and its role. The meeting concluded on a high note of joviality to end the 2018 year.

Bob Helmers adjourned the meeting at approximately 8:45 PM.

Respectfully submitted - Charles Estes