

**TOWN OF LYNDEBOROUGH
PLANNING BOARD MEETING MINUTES
November 18, 2010**

MEMBERS PRESENT: Chairman Tom Chrisenton, Vice Chair Bret Mader, Bob Rogers, Mike Decubellis, Larry Larouche, Selectmen's Representative Arnie Byam, Alternates Bill Ball and Julie Zebuhr

T. Chrisenton began the meeting at 7:30 p.m.

INFORMATION:

Christopher Brown; Putnam Hill Road; Map 232-046; to discuss proposed construction of a duplex residence; RL I

Christopher Brown was not able to be present for the meeting and had requested a rescheduling until December 16th.

Michael Foisie; Map 251-003; Baldwin Hill Road; to discuss equipment repair for small excavation business; RL I

Present: Michael Foisie

Mr. Foisie asked to read the following letter which was sent to the Board prior to this meeting:

“I have recently executed a Purchase and Sale Agreement for a 75 acre parcel of land in Lyndeborough. My single biggest contingency, however is the uncertainty regarding my intended use of the property. While I intend to reside on the property and raise beef cows – two zoned uses – I would also request approval to repair my equipment on the property. I have a small excavation business and accordingly have the need to periodically conduct indoor equipment repairs. These activities would serve my own purposes to support my business and would not be held out to others to hire. In other words, commercial activity would not take place on the property, but rather would be supported by a neat and orderly barn/garage building.

Since so much of my livelihood and lifestyle rides on this question, I am respectfully requesting to appear before the Planning and Zoning Board to seek the appropriate formal approval. Would you therefore advise, assist and perhaps schedule me to appear at the next meeting?”

Mr. Foisie said that the letter explains what he would like to do with the property. He stated that he is presently a resident of Connecticut where he raises beef cows and plans to move his family to NH to continue with this endeavor. He also plans on building a barn which will enable him to repair his excavation equipment.

Planning Board

11-18-10

T. Chrisenton asked if he intended to repair only his equipment or would he be doing this for hire? If he was planning to repair equipment owned by other individuals on his property, then it becomes a different situation. Mr. Foisie replied that he would not be doing it for hire and that he has five or six pieces of equipment for his personal use.

B. Ball asked if the equipment would be used off his property. Mr. Foisie replied yes, that this was a small excavation business and he would be using his own equipment to do projects for his customers. The work would be done by himself and his sons; there would not be any other employees.

B. Rogers thought that this activity sounded like it qualified for a home business; therefore it was within the zoning regulations.

Mr. Foisie at this time showed the Board a photograph of the proposed barn which he plans on building on the property.

At this time, M. Decubellis made a **motion that this activity is not under the Planning Board's jurisdiction; therefore does not require the Board's approval.** L. Larouche seconded the motion and the vote in favor was unanimous.

Because the property has access from Baldwin Hill Road and Wilton Road, B. Rogers asked Mr. Foisie the proposed location of the driveway. Mr. Foisie replied that it would have access from Baldwin Hill Road and the driveway will extend through the orchard and over the crest of the hill to the barn.

No further meeting was required on this issue.

OLD BUSINESS:

CIP Update

B. Ball told the Board that the CIP committee has completed its function for the year and that the proposed spreadsheet and subject information will be discussed at the Town Budget Committee meetings which begin at the end of November.

NEW BUSINESS:

Arsenault driveway; Rte 31; Map 239-085

M. Decubellis made a reference to the Arsenault two lot subdivision which was approved by the Planning Board several years ago. He said that the approval was contingent upon the (Arsenault) existing driveway on Rte 31 being closed once the (Mason) new residence was constructed and the new common driveway was finished. Since the existing driveway is still accessible, he questioned whether or not an occupancy permit had been issued for the Mason residence.

Planning Board

11-18-10

Because the information on that subdivision was not readily available, T. Chrisenton asked M. Decubellis to look into this issue and the Board would discuss it at the next meeting.

MINUTES:

Review of minutes for November 4, 2010

B. Rogers made a **motion to accept the minutes of November 4, 2010, as written.**

L. Larouche seconded the motion and the vote in favor of acceptance was unanimous.

ADJOURNMENT:

B. Rogers made a **motion to adjourn the meeting at 7:55 p.m.** L. Larouche seconded the motion and the vote in favor of adjournment was unanimous.

The next work session will be held on Thursday, December 2nd at 7:30 p.m.

The next regular meeting will be held on Thursday, December 16th at 7:30 p.m.

Pauline Ball
Clerk

Approved by the Planning Board on December 16, 2010