

Lyndeborough Planning Board Minutes

June 19, 2014 – Final

Roll Call: Chairman Larry Larouche, Bob Rogers, Steve Brown, Mike Decubellis and Tom Chrisenton were present.

Paul Best who applied for the vacant alternate seat was present.

Meeting called to order at 7:35pm.

Hebert E. Swartz Subdivision, Map 219/Lot 1. Winn Road, Holt Road and Pinnacle Road.

Member Steve Brown did not sit on the Board for this case as he is an abutter.

Rae Shea of Sandford Surveying and Engineering made a presentation for Herbert Swartz.

The easement allows a one-time creation of a five-acre lot out of the 600 currently under the easement. The Society for the Protection of New Hampshire Forest was notified.

Mr. Swartz wants to subdivide one five-acre lot out of an 800 acre parcel. The road frontage was increased to 500 feet per the informal meeting with the Planning Board.

Want a copy of the survey of the entire parcel.
It never got recorded.

The map shows location and site distance for the driveway but they not have the permit yet.

The Board reviewed the checklist.

The following items need to be completed and added to the plan:

- Show easement
- Driveway permit
- Reference to soil base 408.00

The speed limit of the road was in questions since there is no speed limit sign. The sight distance showing is 250 but would need 300 feet because all dirt roads, except New Road, is 30mph. Road speed limits were discussed.

VOTE: Bob Rogers made a motion to accept the application contingent on showing the easement, driveway permit and reference to soil base 408.00. Mike Decubellis seconded. Motion passed. Steve Brown abstained.

Mr. Brown is back on the board.

Informal Discussions:

Ed Kutschman, 1204 Center Road

Mr. Kutschman has a 5.12 acre lot and would like to subdivide into two lots with about 2 acres each with driveway being on Crooked S Road. He informed the board that Mike Boardman took a look at the site line and frontage and he felt it was worth pursuing.

In review of the soil map, the lot requires 5 acres therefore a subdivision is not allowed because the lot would not meet minimum requirements. If the lot is conforming it can't be made less conforming.

Mr. Kutschman informed the board that abutter Richard Roy has easements about 1.8 acres to use the orchards on the property and inquired how he can relive the house of the easement. He will consider relief from the ZBA.

Dan Holt

Excavation Permit Renewal

Mr. Holt is in for an excavation permit renewal and explained that not much has changed, probably gone another 4-5 feet. They are working back to front. They will reclaim once they are halfway through the hill. Mr. Holt believes by August 16, 2015 the permit will need to be renewed for a few years.

USDA Approved Slaughter House.

Mr. Holt has been approached by a person who has a butcher shop in Wilton interested in a USDA approved slaughter house on Holt's property. Mr. Holt wanted to ask the Board their thoughts on it.

Mr. Holt explained he visited a few slaughter houses recently. His would be run in this fashion: the animals are brought up back and not left outside. There are rules on how long can be there prior to process, only 48 hrs. He said the old farm stand use to be a slaughter house. There would be a separate room for poultry and meat and they can also process wild game. The waste is picked up weekly.

He envisions a combo farm stand with a cooler section and bring back the pick-your-own business and maybe a coop for people to sell fruits and vegetables. The business could employ 10-12 people.

The building location could on the property side that abuts board member Larry Larouche but 400 feet in the back.

Mr. Holt made the statement that the State has a real need to have more USDA facilities to be built as more people are raising their own animals and there are limited facilities. He believes many people don't like to bring their animals to big slaughter house and to sell meat it need a USDA stamp.

Conceptual idea is for a barn style front maybe 80x140 feet and maybe a 32 feet peak with 16 foot ceilings inside and parking in front for pick-your-own customers.

It was discussed Mr. Holt received his variance for the business development because the barn was grandfathered as agriculture and he also applied under a hardship.

The Board thought this may require a zoning change. They discussed expanding the commercial zone in the back of the property from Brox. This concept could fit in with the Master Plan.

VOTE: Mr. Chrisenton moved accepted the minutes from May 15, 2014. Mr. Rogers seconded the motion. Motion passed.

Chairmanship Rotation

Bob Rogers will be chairman for the next year and Tom Chrisenton will be Vice Chair.

VOTE: Mr. Rogers moved adjourn at 8:50pm. Mr. Chrisenton seconded the motion. Motion passed.

Respectively submitted,
Kathleen Humphreys
Board Secretary