

# TOWN OF LYNDEBOROUGH PLANNING BOARD MINUTES

## October 19, 2017

*FINAL - APPROVED*

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

Chairman Tom Chrisenton, Vice Chair Paul Best, Larry Larouche, Mike Decubellis, Bob Rogers, Bret Mader, Alternate Julie Zebuhr and Selectmen's Rep. Fred Douglas

### INFORMATIONAL DISCUSSION:

Kohei Ishihara is considering purchasing the Schmechel property at 1552 Center Road and two lots to run a small organic farm operation that is also focused on holistic health, education and well-being. They want to know if their plans for hosting quarterly yoga/health retreats will be permitted under existing zoning ordinance. Mr. Ishihara currently runs a farm in Massachusetts.

He inquired if camping in tents is allowed and saw specific language in the zoning regarding campgrounds. Selectman Douglas had a concern there was a precedent set in regards to camping. Bob Rogers remembers an eternity in town was asking about camping on their property and was told no. He wondered about cottages.

It was discussed the Zoning Board of Adjustment might need to review this interpretation. Since he does not own the property the property owner would need to sign an application.

Tom Chrisenton suggested reading the State regulations on Farm Tourisms.

RSA 21:34A has language on camping, overnight stays and agriculture in the State law. If this language satisfies the applicant then he does not need to go to the ZBA.

### NEW BUSINESS:

#### **Accessory Apartment regulation change discussion**

The current Zoning Ordinance does not comply with 674:72. The Board reviewed items I-X to discuss what they would like to do to modify.

1. This is satisfactory.
2. There is an ordinance. Discussed removing the special exception.
3. Door shall be locked.
4. There is a parking requirement.
5. Would need water and septic certification through the correct process. A new septic system would need to prove it's adequate to handle the load of additional bedrooms.
6. Require one unit be owner occupied.

**VOTE: Mr. Rogers moved, Selectman Douglas seconded to required owner occupancy of one of the units. Motion passed 5-2-1. No vote from: Paul Best and Mike Decubellis.**

7. The Board felt make it a 750 foot minimum.
8. The Board agreed to a "familiar relationship of the principal dwelling".

Chairman Chrisenton will provide a rough draft and make the changes for the square footage and that a special exception is not needed.

**Home Business and Home Occupation Amendment Discussion:**

It was discussed to change Home Business to Home Occupation then Home Business will require a site plan review. Currently 1200 does not require a site plan by the Planning Board.

Fred Douglas addressed noise and if a business generates noise beyond normal residential noises it should have to get a permit. If there are objectionable items neighbors should come in.

The Board will need to define what falls under 1200 and what parameters should a home business have.

It was suggested any activities that takes place outside the building will require a site plan review by the Planning Board. A home occupation occurs between the four walls.

Paul Best is opened to phrasing home based business with notice to abutters so there is opportunity that if a business could create something that might be a problem that abutters can come in and discuss it.

Mr. Rogers suggest the Board reads up on special exceptions for the ZBA. It was discussed the ZBA does not serve the function for site plan review and that is the responsibility of the Planning Board. It was discussed to eliminate the special exception. Public hearings was discussed.

The Code Enforcement Officer can address zoning codes.

**To do:** Bob Rogers will update the language for the Board to review at the November meeting. The secretary will post a public hearing for the December 2017 meeting.

**WETLANDS**

**To do:** Mike Decubellis will draft wetlands language for the Board to review.

**MINUTES & OTHER PERMITS TO REVIEW:**

None

**ANNOUNCEMENTS:**

Selectman Douglas said an excavator is parked by a rock wall opening on Schoolhouse Road.

**CORROSPONDENCES:**

None

**ADJOURNMENT:**

**VOTE: Bob Rogers made a motion, Larry Larouche seconded to adjourn at 9:05pm. Motion passed unanimously.**

Respectfully submitted,

Kathleen Humphreys, Planning Board Secretary