

MINUTES  
PLANNING BOARD  
February 8, 2024 7:00pm  
In-person/Zoom

**Present:** Chair Deirdre Daley- in person, Josh Muhonen (Vice Chair)-in person, Shawn Talbot (Ex-Officio)-in person, Liz Freeman- via zoom, Bruce Ruotsala- in person, Nichole Talbot-in person, Craig Smeeth- in person, Tim Somero-in person Jennifer Minckler- in person.

**Citizens in attendance** – Josh Alix –in person, John Schaumlöffel- via zoom

Open meeting with the pledge of allegiance.

Roll Call taken by Chair Deirdre

**7:15 Public Hearing** - Brook Haven Farm LLC, 33 lot cluster subdivision Map 6/20 & 6/20-9, Appleton & Maki Road continued from 12/20/2024 and from 1/17/2024.

Chair Deirdre advised that this hearing is to be continued to a date certain February 21, 2024, at 8:00pm

**Selectmen's Report & Chairman/Land Use Report:**

Selectman Talbot reminded everyone that the town vote is to be held at Mascenic School gymnasium from 7:00am-7:00pm on March 12, 2024. Selectman Talbot mentioned that the deliberative for the Town was held Tuesday February 6, 2024, which went really well and there was a lot of community and department involvement. The department heads and employees are engaged in their budgets and have taken ownership, which is changing the culture for the better and made for a positive night.

Chair Deirdre advised that some people had questions on the Planning Board warrants and wording. Chair Deirdre will write an article to the Monadnock Ledger explaining the warrants and background behind them. Chair Deirdre asked if anyone on the Board wanted to write the article and no one volunteered. Tim agrees that there is a need for an explanation.

The Land Use Clerk reported that the Tuttle hearing was continued to a date certain April 3, 2024. The Land Use Clerk heard from an abutter asking about the status of the hearing and she advised him that it was continued. Chair Deirdre stated that Mr. Tuttle came in last night and was in agreement to change the date of the hearing.

Chair Deirdre would like to work on the site plan review application and finish updates prior to elections but the work may not be completed until after the elections.

Chair Deirdre mentioned that John Schaumloffel has reached out to be an alternate and she motioned to nominate John as an alternate, noting his prior experience on the Planning Board would help strengthen the Board. The nomination will be a one-year term. Motion made by Chair Deirdre. Motion seconded by Selectman Talbot. Roll Call vote. Motion carries. John needs to be sworn in.

**Minutes of January 11, 2024**-Tim motioned to approve as amended. Josh seconded. Roll call vote. Motion carries

**Minutes of January 17, 2023**- Josh made a motion to accept the minutes as amended. Craig seconded. Roll Call vote. Motion carries.

The minutes of 2/7/2024 are to be reviewed at the February 21, 2024 meeting. There was discussion that they should be actually notes for a work session, not minutes as there was no quorum nor meeting held.

Liz questioned if there was a need for a hearing being scheduled for March for updates to the site plan review application. Chair Deirdre stated that the application is technically an Appendix in the regulations, and we may be changing the regulations as well. Liz advised that if not making changes to the regulations, there will be no need for a public hearing.

Chair Deirdre requested the planning board review the site plan application. The board discussed verbiage and changes to the introduction and process description for the applicant. This discussion is to be continued to the next meeting if time allows regarding the checklist items.

**Old/New Business:** Selectman Talbot advised that Nathaniel Sikkila has finished his reclamation and there is a bond in place of about \$2500.00 and Nathaniel is interested in donating to the Planning Board for operation expenses or other things needed. He is investigating the logistics and legality of the proposed donation.

Josh motioned to adjourn at 9:01pm. Bruce seconded the motion.

Respectfully submitted,  
Jennifer Minckler  
Land Use Administrator