

MINUTES  
PLANNING BOARD  
January 5, 2022  
Via Zoom and in-person

**Present:** Deirdre Daley (Chair) – in person, Shawn Talbot (Ex-Officio) – in person, Lou Alvarez - online, Nate Sikkila- in person, Josh Muhonen- in person, Tim Somero- online, Lou Guarino- online, Craig Smeeth- online and Jennifer Minckler- online. Sam Benedict was in the audience in person. Deirdre Daley took roll call attendance.

**Selectmen/Chair/Land Use Report:** Selectman Shawn Talbot mentioned that Tuesday, January 11 at 7:00pm, there will be a public hearing on the Budget at the Town Office. The Deliberative session is February 8 2022 with a snow date of February 12 2022. Shawn does not have an update on the speeding issue in town but will follow-up and have more information at the next Planning Board meeting. Land Use Clerk had nothing to report but that the last meeting for January 15, 2022 that was cancelled was not posted either for the meeting nor the cancellation. The Chair Deirdre Daley reported that the Boundary plans from Fieldstone were simply a formality to begin to work on the Deeds and sent as a courtesy. At the request of the Select Board, the Planning Board has been working on issue of drainage of Boynton Hill Road and the Salo subdivision along with another abutting property. Kent Brown will be reviewing and provide recommendations. Money to pay for this by the Planning Board to Kent Brown is encumbered for this year. Letters to property owners need to go out so they are made aware Kent will be in the area. Deirdre mentioned the driveway on Appleton Road that had some washout after heavy rain. The Planning Board noticed this when visiting Brook Haven. Shawn advised that the property owner has a plan to help with the washout. Shawn believes it has been taken care of but is not sure and he will update the Planning Board at the next meeting. John questioned the Wetlands incursions questions that he had a citizen come to him about in the Boynton Hill area. Deirdre advised that Kent will be looking into those issues. Lou Alvarez has spoken with one of the abutters but has not received original complaint letter placed with Selectmen. Shawn confirmed that it was a verbal complaint and text communication, not a letter. Lou has been shown where the actual issues were. Lou says the wetlands do not seem to be the problem. The abutter is more concerned about changes the Town made to the road which created a different set of problems. Lou hopes to meet with Kent. Deidre asked Lou to reach out to Kent about meeting him and reviewing the notes he took based on his meeting with the abutter.

**Minutes of November 3, 2021:** Motion to accept the minutes as written by Nate Sikkila. Lou Alvarez seconded the motion. There was no further discussion. The minutes passed with 2 abstentions. Motion carries.

**Work Group Reports:**

- **Underground Utility** is complete with nothing to review.
- **Subdivision Inventory** will be completed by the middle of February.
- **Commercial District/ Solar** – Josh Muhonen found there are mixed reviews on the commercial district. Reviews are good or bad and how will it affect property values? Commercial district is being considered at the Dump site which would cost in excess of \$2 million to develop the area with 3-phase power to accommodate a solar array. The commercial district group preferred prior work group discussions about the commercial district and that taxes would be increased with a commercial district. The conversation of the commercial district was discussed further by the Planning Board

members. Lou mentions that the delivery cost of power from the Electric Company is more than the power itself. His suggestion was smaller panels and various location to avoid delivery charge. Tim questioned if it is known what companies would like to be in town or what commercial interest there is. It was decided to continue this conversation into the second meeting in February.

**Old/New Business:** Shawn mentioned issue of Jalen Drive. The developer retired and left the road condition up to residents. Jalen Drive is a private road. Discussion of accepting the road or actions to be taken continued. The land use clerk confirmed there was a bond as documented in the subdivision folders. Deidre is to reach out to NHMA about this matter.

Deirdre asked for status on the Cell tower by Lou Alvarez. Lou had a discussion with Mr. Parisi, counsel for Vertex Towers who needs to get approval from two landowners but Lou will write him a letter that they can go up without permission as Glavey is the owner. Fran will put us at top of the list and Fran expects that he could begin as soon as the snow is gone.

Motion to adjourn by Josh Muhonen. Seconded by Nate Sikkila.

Adjourn at 8:14pm

Respectfully submitted,  
Jennifer Minckler  
Land Use Administrator