Board Members Present: Chairman James Dayton, Vice-Chairman Richard St. John, Brian Spaulding, Colleen Densmore, Wendy Gallant, CEO John Wentworth, Secretary Kristen MacDonald

Public Present: Renee’ Carter, Marilyn Hatch, Martha Denison, Anthony Drew, LRTV

The meeting was called to order at 6 pm by Chairman Dayton and a quorum was determined.

1. Old Business:
   a. Approval of the Meeting Minutes for October 16, 2019

      Richard moved, Colleen 2nd to approve the minutes for Oct. 16, 2019 with the correction “maximum elevation of 326 ft.” All were in favor.

2. New Business:

      Renee would like to open an art studio for teaching purposes. It will have a bathroom and the rest will be storage and open space. She would like to have a holding tank because there will not be much water use. Renee’ stated that a holding tank would have to be on file at the registry of deeds and cannot be used for residential purposes, that it can be used if she requests it and it is used for a business. The town has no holding tank ordinance. John believes the State allows holding tanks for businesses but only if there is no other option. Renee’ mentioned that she would have to go before the Selectmen also to have them sign off on the plans for the holding tank.

      Richard noted that the Board would need a copy of the plan signed by Rick Dyer because the one supplied in their packet is not. Renee’ replied that she has a signed copy at home.
Richard also would like a copy of the letter from Longview Partners, which is documented on the plan, stating a conventional disposal system is not possible due to unacceptable site and/or soil conditions, lot configuration, or other constraints.

The Board would like to have a site walk on Friday, Nov. 22nd at 1:00 pm.

Renee’ made two corrections on her application and initialed it: Section II (R.) should be no. Section III (A.) should be N/A Also corrected a typo on her cover letter (#8) to “not towards the road" instead of now towards the road.


Marilyn spoke about wanting to build a storage shed/oxygen shoeing exhibit bay. A lot of equipment was kept in a building that was sold now so they have some things left that they would like to put on exhibit. Four trees would need to be removed. They wanted a bigger shed but in order to meet all the setback requirements they ended up with a 14 x 36 shed. The total non-vegetated area exceeds 30 %.

Richard brought up in the SZ ordinance, Section 12-D-1, that expansions of non-conforming uses are prohibited. CEO Wentworth doesn’t believe that it would be considered an expansion of a non-conforming use. It’s an accessory structure to the existing use. Wentworth stated under the land use table in the SZ ordinance it should fall under being used for educational purposes.

Colleen moved, Richard 2nd to approve the application as submitted with the appropriate setbacks and with the determination that it is a conforming use due to it being an educational facility and to have a revegetation plan with a timeline to complete it. All were in favor.

3. Additions:

Wendy asked the Board if there is any interest in updating the Comprehensive Plan for the Town. There was some discussion of how the plan had come about and that they believe that Wendy should bring that conversation up to the Board of Selectmen.

4. Next Meeting:

December 4, 2019 @ 6 pm

The Board discussed having a workshop to work on the building permit requirements ordinance. The decision was to wait until January to start.
5. Adjourn:

James moved, Colleen 2\textsuperscript{nd} to adjourn at 7:35 pm. All were in favor.

Chairman James Dayton

Secretary Kristen MacDonald