

**Present:** Patty Chaffee – Chair; Alan Putnam – Vice Chair; Alissa Bascom; Keith Weed; Richard Carter; Bill Rescsanski

**Alternates:** Rosie Smith-Hull

**Staff:** Liz Emerson, and Kristan Patenaude (remote)

Patty Chaffee called the meeting to order at 7:00pm.

**Approval of minutes of 06/07/2022:** Motion by Mr. Rescsanski to accept the minutes as amended [Lines 29 and 51: “Chaffee”] seconded by Mr. Carter.

6-0-0, motion approved.

Howard Bowie addressed the Board. He explained that a Live Bait sign at his home was removed by the Town. He was told he had to get a home occupation permit, for approximately \$600, in order to sell shiners. He is willing to submit for a sign permit but does not wish to have to procure a home occupation approval since he sells bait only 3 months out of the year.

Patty Chaffee asked for a definition of “home occupancy.” Ms. Emerson stated that a home occupation permit allows for an up-to 5 s.f. sign on the property. Ms. Chaffee explained that Howard Bowie’s property is located in Zone E. There was discussion regarding if a waiver could be granted for this purpose. Ms. Chaffee noted that a sign permit will be needed. Ms. Emerson stated that she will do more research on this item and bring it back to the Board at the beginning of July.

**Agenda Review:** none

**Applications:** none

**Continued Business:**

**1. Review Implementation Chapter**

Ms. Chaffee stated that the Select Board would like to meet with members of the Planning Board and Finance Committee on July 13, 2022, at 6:30pm.

Mr. Rescsanski asked about funding for the pool replacement. Ms. Emerson stated that there is currently no funding available for this type of project. The Town would need to tie this to economic development. The NH Charitable Foundation, and NH Recreation grant have not been around since 2018. She reached out to Hartford, VT which stated that there is no federal funding available for pools at this time. Funding would either need to be through State or charitable funding at this time.

Ms. Chaffee stated that one of the items for discussion is that the Select Board be in agreement to put the mobile home item on the ballot this year.

Ms. Emerson stated that she has three amendments currently listed for the Planning Board to bring to the discussion: general provisions – no new manufactured housing parks; multifamily dwellings are allowed in Zone E; and RSA 79-E.

In response to a question from Mr. Carter regarding what the Implementation Chapter meant by seeking developers to create high-quality housing, Ms. Emerson stated that the Town is seeking market-rate housing and single-family homes. These qualities would be relayed to a new developer in Town.

Ms. Bascom stated that she would like for the Town to be able to convince developers to look at certain parcels.

There was discussion regarding clearing trails to be able to access the river from Patch Park.

## **2. NH RSA 79-E**

Ms. Emerson explained that 79-E is a tax relief program. The Planning Board would need to create a 79-E zone, allowing for structures within it with significant remodeling completed to have taxes not increased for a number of years, as determined by the Select Board. The requirement for substantial remodeling is 15% of the pre-rehab assessed valuation or \$75,000, whichever is less. If a structure is not located within the zone, the requirement is that it must be 1,2, or multi-family homes, without more than 4 units in the structure and at least 40 years old. The Town can decide to further restrict these structures if it so chooses. The voters would need to approve this at Town Meeting. If the voters passed this; the Selectboard Board would then hear applications on this.

Ms. Bascom stated that she believes this might be enough incentive to bring people into the area, without impacting taxes heavily. She would like to consider how to market this as a value to the Town.

Ms. Emerson stated that this zone can be placed anywhere in Town that fits the definition of Town Center. There are other criteria, such as there being a public benefit to the rehabilitation project. She does not believe this can be done town wide.

### **Administration:**

Ms. Emerson stated that she sent a courtesy notice to Sullivan Street/Hastings Court regarding coming before the Board for a site plan, as the Motorcycle Club is now listed as a non-profit running out of that location. They have until the end of tomorrow to respond, at which point she will issue a cease and desist.

**New Business:** none

### **Communications:**

Ms. Bascom stated that she will circulate an article regarding biosolids to Board members. This should encourage the Board to consider the sustainability of using these types of items in Town. Ms. Chaffee asked that this topic be added to the list of discussion topics with the Select Board.

Motion by Ms. Bascom to adjourn at 8:00pm, seconded by Mr. Carter.

6-0-0; motion approved. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude  
Recording Secretary