

**Present:** Patty Chaffee – Chair; Jeremy Wood; Gabe Bailey; Dick Lincourt; Alan Putnam

**Alternates:** Sharon Francis, Rosie Smith-Hull, Keith Weed

**Staff:** Kristan Patenaude (remote)

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

**Approval of minutes of 01/17/2022:** Motion by Mr. Wood to accept the minutes as amended, seconded by Mr. Lincourt.

5-0-0, motion approved.

**Agenda Review:** none

**Applications:** none

**Continued Business:** none

**New Business:** none

**Administration:**

**CIP Members –**

Ms. Chaffee stated that the CIP Committee is currently proposed to be made up of herself, Mr. Putnam, Ms. Emerson, Mr. Weed, a member of the Finance Committee and a member of the Select Board. The intention is for this group to begin to meet the third week of March on a Thursday.

The Board discussed what are the top 3 ideas from implementation chapter of the Master Plan for the Town to move forward with first. It was noted that some Board members believe the SAU Budget Committee could be a high item on the list. Ms. Chaffee stated that there are some items being explored under the economic development item, such as the Sugar River Regional Marketing Group. The Budget Committee for the SAU is on the warrant to be created. The asset plan for infrastructure is active. Housing code and zoning items are currently being worked on. Enhancing the trail system is being completed by the Conservation Commission. Sidewalks on one side of the street to address certain issues are being worked on for 2022.

Mr. Lincourt stated that his top three items are the Budget Committee, ban on mobile home parks, and RSA 79-E – downtown tax revitalization.

Ms. Francis expressed interest in pursuing a zoning amendment based on the Housing Section recommendation to limit manufactured homes to fewer areas in Town through the visions in the zoning ordinance to encourage new housing be framed for each site built. Ms. Chaffee stated that this could be considered for next year's ballot.

Ms. Chaffee asked all Board members to reconsider their top three items to discuss at a future meeting.

Ms. Chaffee stated that the Board will consider a two-lot subdivision at its March 1, 2022, meeting. This was previously two lots, but these were merged once purchased. This request is to subdivide the lots again. The Board will also hear a minor site plan for a proposed addition on Main Street.

Ms. Chaffee asked the Board about hearing another conceptual plan from Mr. Slack. She stated that she believes this could be completed through Ms. Emerson, instead of being heard by the Board. Mr. Wood stated that he would support hearing the conceptual plan because it alerts the Board as to things that could occur on the site. Mr. Bailey agreed with Ms. Chaffee, that the Board does not need to hear another conceptual plan until it is fully fleshed out.

Mr. Lincourt stated that he was disappointed to see that the ban on mobile home parks is not on the ballot this year. He is also disappointed that the Select Board made the decision not to place it on the ballot without speaking to the Planning Board, as he believes it was an important item to come out of the Master Plan. Ms. Chaffee explained that if the Town can show that it is already at capacity for low-income housing, then it can be disallowed. Mr. Wood explained that there was concern that ballot items in the same year limiting mobile homes to 5-years or newer and mobile home parks could cause both to fail. Mr. Lincourt stated that he believes the mobile home parks should have been the item left on, as it would have the larger impact. Mr. Wood stated that the Select Board agreed that it would try to limit this first using the building code, and then consider this item for next year's ballot.

**Communications:** none

Motion by Mr. Lincourt to adjourn at 7:22pm, seconded by Mr. Putnam.  
All in favor. Meeting adjourned.

Respectfully submitted,

Kristan Patenaude  
Recording Secretary