

UNITY PLANNING BOARD MINUTES

October 6, 2020

Call to Order: Meeting was called to order at 7:04 pm by Bob Trabka

Roll Call: Members present: Bob Trabka- Chair; Bill Schroeter – Ex Officio; Chuck Rataj– Member; Glenn Walker- Vice Chair; Tom Farmen-Member

Members of the Public present: Adam and Tina Boardman, Jeremy Turner, Beth Potanz?, Amin Newmar, Evelyn Page, James Romer, Ed Gregory, Nick Taylor, Albert Pfister, Ben Mortell, Todd Gregory, Bruce Adams, Fran St. Pierre, John Callum, Vanessa Keith, Bruce Taylor, Leslie Taylor, Laura French.

Minutes of previous meeting: Bill made a motion to approve the minutes of 09/01/2020, Chuck seconded, all were in favor.

New Business:

- a) Lot Line Merger - Albert Pfister requested a Voluntary Merger of Lots or Record in Recorded Deeds. Properties on Quaker City Road Lot #661 and 490 on Tax Map#15. Glenn made a motion to approve the lot line merger for Erica and Albert Pfister? Chuck seconded all were in favor. Planning Board will register with the County Register of Deeds and send a copy to the Pfister's.
- b) Site Plan Review Application - Tina and Adam Boardman submitted an application for Site Plan Review for 6 tent sites and future rental of an existing cabin on the property. A letter submitted to the Board by Ben and Leanne Mortell of Quaker City Road on October 5, 2020 posed multiple questions about the application. The Boardman's also received a copy of the letter. A discussion on the application and letter took place. The Boardman's provided a warranty deed for the property; a driveway permit; a letter from the Town of Unity Building/Health Inspector; and an email from Jay Aube, Compliance Specialist, Wetlands Bureau, Land Resources Management Water Division, New Hampshire DES. A question was asked about reports from the Fire Chief. The Fire Chief had not looked at the property but suggested it be referred to the State Fire Marshall who would likely have more experience with this type of use. Bruce Adams, Unity Fire Warden, checked out the fire pits on each site and approved them based on advice from the Fire Marshall. There is one site in Charlestown. The Boardman's have not contacted Charlestown regarding the site. The Board stated that they cannot consider sites located in Charlestown. The Boardman's asked that the number of sites stay at six as they have enough property to put the sites in Unity. A question arose regarding sanitation, RSA 216-I states "An approved disposal system shall be provided in all recreational campgrounds or camping parks. The statute defines approved disposal system as (a) Constructed prior to July 1, 1967; or (b) Constructed in accordance with plans submitted to and

approved by: (1) The former New Hampshire water supply and pollution control commission; or (2) The department of environmental services. The Boardman's have two outhouses, approved to meet state requirements for such by the Unity Building/Health Inspector. The Boardman's pointed to RSA 147-A. The Board needs to research this discrepancy. Clarification is needed. The Boardman's invited neighbors to visit the campground and see for themselves. The question before the Board is whether the application is complete. The Board requested that the Boardman's provide a more detailed site plan (map) so the Fire Marshall can understand the Site Plan. The plan should include as many of the Plan Submission Items as possible along with written requests for waivers on any items not provided. The Board will not vote to accept this application as complete until a more comprehensive plan is presented; the Fire Marshall is able to review the plan and comment and the application is complete.

Unfinished Business:

- a) County Health Care Renovation Hearing - The Hearing was canceled due to the County delegation requesting that the project be put on hold.
- b) HB1629 relative to training for PB and ZBA members – the bill has been set on the table by legislature. (basically, means this is dead)
- c) SB 482 relative to Tiny Houses – bill was set on the table by the Senate. There is no clarity on the tiny houses. Inquired with attorney about a moratorium on tiny houses, he suggested it is too risky and to address it by specifying minimum home size.
- d) Master Plan – a hearing will be held at next month's meeting

Other Business:

- a) Resident contacted Chair, wants to breed dogs. Requires Certification of Conformity signed by Zoning Enforcement Official. The resident stated they will breed two dogs and make no changes to their home or property. The Board determined that no site plan review would be needed. Bob would sign the form and send an email warning that escalation of the breeding business should be consulted with the Board.
- a) Future agenda items –Succession Planning. Bob plans to resign after December meeting. He would possibly stay on till March.

Communications directed to the Board: None

Adjournment: Tom made a motion to adjourn the meeting at 9:10, Glenn seconded. All were in favor.

Respectfully Submitted,
Penny Trabka
Planning Board Secretary