

APPROVED

**PLANNING BOARD
PLANNING BOARD MEETING
WEDNESDAY, June 14, 2023 – 6:00 PM
*Lincoln Town Hall, 148 Main Street, Lincoln NH**

*Hybrid meeting available both in person with social distancing & masks & via Zoom Meeting Platform to allow for town wide participation. A quorum of the Planning Board member must be physically present at the meeting. Although there is space in the room for 8-12 guests in addition to the Board members with social distancing, the public is encouraged to participate remotely using ZOOM.

Join Zoom Meeting

<https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

Meeting ID: 817 0076 6161

Passcode: 179696

Find your local number: <https://us02web.zoom.us/j/81700766161?pwd=WUFKR2N1Zk9xSzI1bVFPRWVzbyt4UT09>

Or dial by your location 1-929-205-6099 US (New York)

(See also town website www.lincolnnh.org for same link, meeting ID and passcode.)

I. CALL TO ORDER by Chairman James Spanos

Present: Chair James Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, Stephen Noseworthy, Member Paul J. Beaudin, II, Alternate Danielle Black

Excused: Alternate Mark Ehrman

Staff Present: Planner Carole Bont

Consultant Present: None

Guests:

- **Susanne (Susan) A. Chenard**, resident of 11 Liberty Road, Lincoln NH 03251 (Map 107, Lot 061) and Realtor for Loon Reservation Service, 264 Main Street, Suite 12, PO Box 785, Lincoln, NH 03251-0785, and owner of 19 Maple Street (Map 118, Lot 069). Alternate member of the Zoning Board of Adjustment (via Zoom).
- **Roland L. Mattison**, resident 57 Flume Road, Lincoln, NH 03251, with a mailing address of PO Box 747, Lincoln, NH 03251-0747 who co-owns with Diane C. Mattison, as Trustees of the Mattison Cantwell 2020 Trust, 57 Flume Road (Map 123, Lot 058) in the White Mountain Hamlet of Coolidge Falls HOA, Member of Board of Directors of Coolidge Falls Homeowners' Association.
- **Toni Rae Nelson**, resident, 25 Boyle Street, Lincoln, NH 03251, who owns 25 Boyle Street (Map 117, Lot 067) as Toni R. Nelson, Trustee, Toni R. Nelson Living Trust, 25 Boyle Street, Lincoln, NH 03251.

II. CONSIDERATION of meeting minutes from:

- **May 10, 2023 (Wednesday)**
 - Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin, Alternate Danielle Black.

Motion to approve as amended by Selectmen's Representative O.J. Robinson
Second by Member Beaudin
All in favor

- **May 24, 2023 (Wednesday)**
 - Chairman James Spanos, Vice Chairman Joe Chenard, Selectmen's Representative OJ Robinson, Member Stephen Noseworthy, Member Paul Beaudin, Alternate Danielle Black.

Motion to approve as amended by Vice Chair Chenard
Second by Selectmen's Representative O.J. Robinson
Five (5) in Favor, One (1) abstention

III. CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates).

Mark BOGOSIAN:

A. SUB 2023-03 M118 L039+S Peak LLC + FC-Loon LLC – Crooked Mountain Road 8 lots (CMR8) – Subdivision Application – CMR8 (8)

Notice is hereby given in accordance with RSA 676:4 that one (1) **Application for Subdivision** will be submitted to the Planning Board during a regular meeting on Wednesday June 14, 2023 at 6:00 PM.

Applicant: Mark Bogosian
367 Main Street
Falmouth, MA NH 03561

Property Owner: (1) Mark Bogosian d/b/a FC-Loon, LLC
367 Main Street
Falmouth, MA 02540

(2) Mark Bogosian d/b/a South Peak, LLC
367 Main Street
Falmouth, MA 02540

Authorized Agent: Scott P. Miccile, P.E., Civil Engineering & Land Development Director
Longfellow Design Build, Inc.
367 Main Street
Falmouth, MA 02540

Surveyor: Andrew J. Nadeau, L.L.S.
Horizons Engineering, Inc.
34 School Street

Properties (8) are all within South Peak Resort and in the General Use (GU) District:

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC (95.71 Ac).
2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.57 Ac).
4. **Map 118, Lot 021** (Crooked Mountain Road #116) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.66 Ac).
5. **Map 118, Lot 023** (Crooked Mountain Road #117) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.37 Ac).
6. **Map 118, Lot 024** (Crooked Mountain Road #118) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.41 Ac).
7. **Map 118, Lot 025** (Crooked Mountain Road #119) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.35 Ac).
8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.54 Ac).

Proposal: A total of eight (8) new lots will be created along existing road frontage. Seven (7) existing lots along this frontage approved in 2007 will be merged with remaining land of Map 118 Lot 39 and re-subdivided with new configurations. Infrastructure improvements to these lots such as extension of municipal water & sewer lines & extension of utilities will not be required as such infrastructure is already in place.

Application for Subdivision:

Proposes to divide portions of the (8) lots listed above in one (1) eight (8) lot subdivision:

1. **Map 118, Lot 039** (South Peak Road) owned by Mark Bogosian d/b/a South Peak, LLC, (95.71 Ac).
2. **Map 121, Lot 051** (Crooked Mountain Road #114) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.48 Ac).
3. **Map 118, Lot 022** (Crooked Mountain Road #115) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.57 Ac).
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8. **Map 118, Lot 026** (Crooked Mountain Road #120) owned by Mark Bogosian d/b/a FC-Loon, LLC, (0.54 Ac).

Eight (8) new lots created on Crooked Mountain Road to be as follows:

1. **Map 118, Lot 039.20** (0.40 Acres)

2. **Map 118, Lot 039.21** (0.39 Acres)
3. **Map 118, Lot 039.22** (0.49 Acres)
4. **Map 118, Lot 039.23** (0.51 Acres)
5. **Map 118, Lot 039.24** (0.27 Acres)
6. **Map 118, Lot 039.25** (0.25 Acres)
7. **Map 118, Lot 039.26** (0.32 Acres)
8. **Map 121, Lot 051** (0.64 Acres)

NOTE: Minimum Lot Size in General Use (GU) District is 15,000 SF or 0.344 Acres. 3 proposed lots are less than the minimum lot size.

The noticed April 12, 2023 public hearing was continued to the next scheduled Planning Board meeting on May 10, 2023. The May 10, 2023 public hearing was continued to June 14, 2023.

******The Applicant has asked to have the June 14, 2023 continued to June 28, 2023, at which time the Planning Board invites the Board of Selectmen to attend so both boards will hear Applicant's presentation about the proposed amended Master Plan for South Peak Resort.******

In addition, the Applicant will move forward with their presentation of the proposed eight (8) lot subdivision at that time.

Discussion:

Chairman Spanos reads the request by the applicant (see attached) to have the June 14, 2023 continued to June 28, 2023.

Chairman Spanos asks the Planning Board if there is a motion to continue to June 28.

Member Beaudin comments that he isn't sure if it is fair to keep continuing this. He adds that abutters have to keep track of this and suggests that they make this the last time it is continued. He understands issues arise and items are sometimes required to be continued, but in this case, it has been continued numerous times. Vice Chairman Chenard agrees with Member Beaudin. Member Beaudin suggest making this the last time they continue and they would need to re-notice abutters if it were to be continued further.

Motion to continue to June 28, 2023 and notify South Peak that this will be the last day of the continuance. If they don't meet on June 28, 2023 they will need to send out a re-notification of any future hearing by Member Beaudin.

Second Vice Chairman Chenard

All in favor

Planner Bont will notify the applicant of the Planning Board's decision.

III. NEW BUSINESS

a. Conceptual:

CON 2023-07 M117 L120000-01-00006 Herman Pfeuti d/b/a HGP Holdings LLC, PO Box 114, Lincoln, NH 03251-0114 – Add Food & Drink Retail Market Space to front section of existing Aloto Gelato store to tide Gelato store over during the winter months. No additional space will be created. He will be changing restaurant use to combination of restaurant use and retail use. There would be little or no additional traffic generated by his business.

Does he need Site Plan Review Approval for a change in use?

If so, can he request a waiver of Site Plan Review for changing a portion (about 1/3) of the restaurant use to combination of restaurant use and retail use?

Presentation:

Mr. Herman Pfeuti of Aloto Gelato addresses the Planning Board and describes the take-out items they plan to sell. He adds they are waiting for the Liquor Commission approval for retail sale of beer. He is before the Planning Board to be sure they don't have any issues with the proposed Retail Market Space. Does he need Site Plan Review approval?

Discussion/Questions:

Chairman Spanos asks if they will shut down the Gelato business. Mr. Pfeuti explains that they will continue to sell Gelato and they will be changing the business name and reconfiguring with the license to sell beer as well. He adds that Gelato was not selling well in the winter. Offering more items will help to service the nearby condos as the wait for his other restaurant, Black Mountain Burger Restaurant (and other restaurants in the Depot) is long and customers would have an alternate place to purchase food if they did not want to wait.

Member Beaudin asks about outside tables. Mr. Pfeuti clarifies that there will only be tables inside and what was previously outside seating will now be shelving for retail goods.

Motion that this does NOT require Site Plan Review by Selectmen's Representative

O.J. Robinson

Second by Member Beaudin

All in favor

b. Conceptual:

CON 2023-08

- **M109 L003 Bonnie Ham – US Route 3 #LO (Land Only)**
- **M109 L003000-BG-000 Bonnie Ham d/b/a Sunny Day Diner, LLC – 92 US Route 3 (Building Only)**

Bonnie Ham owns the land. She now owns the diner building as well, formerly owned by Sunny Day Diner, LLC. The diner is now owned by Bonnie Ham d/b/a Sunny Day Diner, LLC. Currently, Ham is operating the diner as Arnold's Wayside Diner. In the spring of 2020, during COVID, Town Manager gave Ham permission to build a roof over the existing deck to accommodate outdoor seating during COVID. She extended the deck and the roof over the deck. The extended deck and the roof cover are located in the Shoreland Protection Area. The extended deck and the roof cover are also located in the 100-year flood plain.

Now Ham is looking to enclose the porch space with "temporary removable walls" so she can serve those same tables and chairs located on the deck during the winter months.

Does she need Site Plan Review approval for this expansion?

Ms. Bonnie Ham is not present at this meeting. Planner Bont comments that after doing some research on the proposal she found that the deck and the roof over the deck does not trigger the flood plain. Chairman Spanos comments that Ms. Ham already has permission for what is there. Planner Bont explains that it was for outdoor seating during Covid. The Planning Board discusses the history of the deck approval.

Planner Bont explains that currently there is a permanent deck with a roof over it. Ms. Ham is asking to put up temporary walls around the deck area during the cold weather that she would put up in the fall to allow use of the deck in cooler weather. Planner Bont adds that Bonnie Ham said there will not be any heaters used in the space so it will not be "heated space".

Planner Bont said the commercial use will be expanded, but the expansion will not exceed five hundred (500) square feet which is the trigger for requiring Site Plan Review approval for an expanded use.

The Planning Board discusses outdoor seating as it relates to other restaurants and the parking concerns if Mrs. Ham were to expand the number of total seats and how the deck and roof were approved. Planner Bont believes the previous Town Manager approved the construction of the deck and roof and remembers Fire Chief/Code Enforcement Officer Ronald Beard doing an inspection. The Planning Board discusses the approval issue and whether or not Ms. Ham needs to come in for Site Plan Approval.

Selectmen's Representative O.J. Robinson suggests that Ms. Ham come before the Planning Board for Site Plan Review as the increase of indoor seating and parking are a concern.

Member Beaudin adds that it would be helpful if Ms. Ham has records of the prior approvals.

Planner Bont will contact Ms. Ham and ask if she could come in and ask her if she has any records for the Planning Board to review.

c. Review: Pemi Base Camp:

SPR 2022-20 M121 L050 South Peak LLC (Mark Bogosian d/b/a) & Loon Mountain Recreation Corporation (Brian Norton, President and General Manager) – Do changes to the Pemi Base Camp since the 2004 approval for Pemi Base Camp Ski Warming Hut in South Peak by the Planning Board amount to what would be considered “a substantial change or expansion of use” such that the Pemi Base Camp needs another Site Plan Review approval? Review answer from Loon President & General Manager Brian Norton.

Brian Norton has answered the questions from the Planning Board and is willing to come to a Planning Board meeting to discuss, if needed.

Review of Questions:

The Planning Board reviews the answers given by Mr. Brian Norton.

Q: How many seats are there inside?

A: Just like all other ski lodge facilities at Loon the seating arrangement is mobile and changes by season, time of season, events and a variety of other variables. We've always considered the approved occupancy number of two hundred (200) as our capacity.

Planning Board Comments:

Member Beaudin refers to the water tap assessment which indicates one hundred seventy-six (176) seats which is the number approved seats, not two hundred (200).

Member Beaudin said the only documentation of the number of approved seats is to go by the water and sewer tap fees assessment. If Mr. Norton and the Town doesn't have documentation on the approved number of seats then the only thing to go by is the water tap assessment which shows one hundred seventy-six (176) seats.

Planner Bont reminds the Planning Board that the occupancy rate or load of 200 is a number based on the size of the space and the intended use of that space. The occupancy rate is not a number that has anything to do with the Planning Board Site Plan Review approval. The Planning Board does not come up with an occupancy rate or load. The occupancy rate of a particular space is the under the Fire Chief's jurisdiction. The occupancy rate or load is the maximum number of people that can go into that space and

has nothing to do with the number of seats or tables approved by the Planning Board in a Site Plan Review approval.

Planner Bont said the occupancy rate or load was determined by the Fire Chief; the occupancy rate is where the number of two hundred (200) persons comes in.

Planner Bont adds that when Deputy Fire Chief/Code Inspection Officer Ryan Fairbrother inspected the Pemi Base Camp prior to issuing a Land Use Compliance Certificate, he counted the number of seats at the Pemi Base Camp after the work on the renovation and bars was complete. At the time of the inspection, Deputy Chief Fairbrother counted one hundred twenty-five to one hundred thirty (125-130) seats. He counted twenty (20) high top tables with twenty-five to thirty (25-30) seats at the bar, totaling one hundred twenty-five to one hundred thirty (125-130) seats as of his inspection on February 10, 2023.

Member Beaudin agrees that if Loon currently has one hundred twenty-five to one hundred thirty (125-130) seats then they are fine with their number of seats per the water tap assessment.

Q: How many seats are outside?

A: Much like the interior, the seating arrangement outside has always been there and flexible depending on the need. I believe the permit assembly says forty-five (45) exterior seats. It's worth noting that the forty-five (45) relates to the patio itself and not seating that they may have in the snow.

Planning Board Comments:

Planner Bont explains that when Deputy Fire Chief Ryan Fairbrother visited, he counted three (3) picnic tables on the area just outside the main entrance.

Member Beaudin comments that when it first opened there was no deck or outside seating. He adds that as time went by Loon added seats and did not ask the town if they needed permission to do so. He thinks it needs to be cleared up through Site Plan Review. He refers to a flyer which advertises an all new Pemi Base Camp. He discusses changes in other situations where they had people come in for Site Plan Review and this is the same thing except, they haven't come in for Site Plan Review.

Vice Chair Chenard comments that a Site Plan Review approval would be a paper trail for them to follow in the future.

Q: When was the outside deck constructed?

A: The original patio was constructed as part of “sprung structure”. The foot print has remained the same since the beginning where the tax assessment document from the year the Pemi Base Camp opened showed the deck. I don’t have it but maybe you do.

Sprung buildings are high performance tensioned membrane structures that take only days to customize and weeks to build. The innovative building solutions are engineered for total design flexibility, all weather performance and strength, long term quality and cost effectiveness.
<https://www.sdvconstruction.com/sprung#:~:text=%E2%80%8B,term%20quality%20and%20cost%20effectiveness.>

Planning Board Comments:

The Planning Board members looked at a survey that was submitted by Loon with their Building Permit application in 2007. The survey shows the deck to be built.

The Planning Board discusses the lack of facts regarding the construction of the deck and the need for it to be permitted.

Q: Was there any permit issued to construct the outside deck?

A: It is my understanding that it was included in the permits issued for the project as a whole. The bridge and the patio would have been prior to cross the brook to provide access to the snow from the opening. As Joe stated in the Planning Board meeting, this came before the Planning Board and was approved. Maybe that never translated into writing somewhere.

The Planning Board discusses the time line of the approvals for the tent, bar, etc. They conclude the permit for the deck was in 2007. Member Beaudin would like to see confirmation of the approval.

Q: What does the basement level kitchen consist of and what is it used for?

A: The basement level kitchen has basic minimum equipment. It has a sink, ice machine, mop sink, convection oven, tilt skillet, freezer, refrigerator and other minor appliances. It’s not a service kitchen.

Planning Board Comments:

Member Beaudin comments that it is a kitchen as it has all of the equipment to prepare food. The Planning Board discusses the details of how the kitchen came to be currently.

Q: Are meals served on/with disposable dinnerware that does not require washing?

A: For the most part “yes”, but again depends on many circumstances.

Planning Board Comments:

Planner Bont adds that Deputy Fire Chief Ryan Fairbrother observed beer and mixed drinks served in plastic cups and food on paper plates.

The Planning Board discusses special events like weddings and whether or not a caterer would bring in china and glassware or if the china and glassware was provided but then washed onsite or offsite.

Member Beaudin suggests Loon continue to use paper products to save on the tap fees from the Town.

Chairman Spanos comments that the question of the tap fees has nothing to do with the Planning Board and the Select Board is in charge of water tap fees.

Q: Do you have any approval documents related to this site since the original approval?

A: All I have is what you have provided me for review. Joe mentioned in the meeting that this was all in front of the Planning Board and approved. [Former General Manager for Loon Mountain Ski Resort and Loon Mountain Recreation Corporation,] Rick Kelly has assured me of the same.

Planning Board Discussion:

Member Beaudin comments that nobody has any documentation that shows that, again. He adds that if it's not in writing then it's not true.

The Planning Board discusses previous approvals and the issue of whether or not Loon is a tourist attraction.

Member Beaudin comments that he thinks they need to come in for Site Plan Review and specify what they have and what they want the Pemi Base Camp to be so it can be part of the record.

Chairman Spanos reads the final paragraph from Brian Norton. (see attached)

Planning Board Discussion:

The Planning Board discusses the following issues.

- Change of use.
- Other businesses that have added attractions and came in for Site Plan Review like Clark's Trading Post, Alpine Adventures and Whale's Tale.
- Whether Brian Norton should come in to talk to the Planning Board or if he should come in for Site Plan Review.
- Concerns around ownership of land and leasing.

- Horizons Engineering Sept. 26, 2007 Survey Report which shows that the deck was approved by either the Planning Board or the Town Manager who issued the building permit.

Summary:

Chairman Spanos asks Planning Board members what their thoughts are on the changes to the Pemi Base Camp and if they feel it is necessary for Loon Mountain Ski Area/Loon Mountain Recreation Corporation to come in for Site Plan Review.

Selectmen's Representative O.J. Robinson reviews aloud the answers to the questions and he does NOT feel the changes require Site Plan Review.

Vice Chairman Chenard says he "goes along with what O.J. is saying".

Chairman Spanos adds that he doesn't think there is anything there to require Site Plan Review approval. Chairman Spanos asks if there is a motion.

Motion to require Site Plan Review by Vice Chairman Chenard

Second by Member Beaudin

Three (3) in favor (Beaudin, Noseworthy & Chenard) and Two (2) opposed (Spanos and Robinson)

Decision is to request that the owners of the Pemi Base Camp go to Site Plan Review.

Chairman Spanos asks Planner Bont to inform the Pemi Base Camp parties that they will need to come in for Site Plan Review.

d. Complaint/Inquiry:

SPR 2020-15 M118 L064 & L065 Mark Stiles d/b/a Flow State, LLC, & It's An I-M, LLC, PO Box 1113, North Marshfield, MA 02059-1113 – Put container unit building on 153 Main Street (Map 118, Lot 064) to store it for less than 180 days.

Does Stiles need Site Plan Review Approval for a Change in Site Plan?

Discussion:

Planner Bont spoke with Mr. Stiles and informed him that if he stores the container unit at 153 Main St. it can only be for maximum of one hundred and eighty (180) days. In order for it to remain for more than one hundred eighty (180) days he will need to get prior approval. Any changes made to his prior Site Plan Review approval will require Site Plan Review.

Is the Container a "Temporary Sales Location"?

Member Beaudin discusses the differences between temporary building and temporary sales location as noted in the ordinance.

The Planning Board discusses details regarding the use of the container while at the 153 Main Street location and whether or not it is considered an office. Member Beaudin adds that Mr. Stiles has advertising for South Shore Container Homes on that lot making it a temporary sales location.

Is the Container “Building Material”?

Chairman Spanos asks if the container could be considered building material. The Planning Board discusses the issue of the sign advertising the sale of South Shore Container Homes. Member Beaudin notes that Mr. Stiles does not have a permit to sell storage container buildings on that lot. The Planning Board continues to discuss the container issue regarding the amount of days Mr. Styles can leave the container at that location with a sales sign on it. They debate if it is a temporary sales location or a temporary building.

Conclusion:

Chairman Spanos lays out three (3) options for the Planning Board to consider:

1. Mr. Styles needs to move the container because he doesn't have site plan approval.
2. Mr. Styles can leave it “as is”.
3. Mr. Styles can leave it as long as he takes the sign off.

The Planning Board again discusses whether it is a temporary sales location or not. Chairman Spanos notes that if Mr. Styles was storing building materials on his site it would not be an issue.

Planner Bont comments that the temporary sales trailer issue didn't occur to her when she told Mr. Stiles he had one hundred eighty (180) days.

Selectmen's Representative O.J. Robinson adds that if the container had water, sewer and electricity it would trigger Site Plan Review. If the container is just sitting on the property, he isn't sure if it triggers Site Plan Review.

The Planning Board discusses how many days they think the container should be allowed to stay on site either forty-five (45) days or one hundred eighty (180) days.

The Planning Board agrees to inform Mr. Styles that he has a choice of forty-five (45) WITH the sign on the container or one hundred eighty (180) days WITHOUT the sign on the container.

**Motion to advise Mr. Styles that he has forty-five (45) days with the current sign on it (from the time he put it there) and if he takes the sign off he has one hundred eighty (180) days that he can leave it there by Member Beaudin
Second by Member Noseworthy
All in favor**

V. PUBLIC PARTICIPATION AND OTHER BUSINESS: No public comment.

Other Business

Chairman Spanos discusses the next Planning Board meeting on June 28, 2023 and would like the Board of Selectmen (BOS) attend as South Peak will be presenting their Master Plan.

Planner Bont mentions that Town Manager Park has asked the BOS to attend and will post a proper notice for that.

The Planning Board discusses South Peak and the Master Plan issue.

Vice Chairman Chenard comments that it may be possible to do a land swap between the Town and the US Forest Service for the proposed water tank if the South Peak Water tank falls through. He discusses other occasions when the US Forest Service has agreed to swap land. The Planning Board discusses the possibility of swapping land and how it would speed up the installation of the tank by eliminating the study being done by the US Forest Service.

South Peak Master Plan

Member Beaudin returns to discussing the South Peak Master Plan. He asks if the Planning Board has to approve the New Master Plan and how changes will affect abutters that are living there.

The Planning Board discusses the questions posed. The issue of notifying abutters is brought up and Planner Bont mentions that she has not considered sending notices to the abutters for a proposal for a change in the Master Plan. The Planning Board discusses and realizes that the Board has never had this situation occur in the past. Planner Bont suggest the Planning Board listen to what South Peak has to say and then decide what will be heard at the public hearing.

The Planning Board discusses the next meeting and the fact that they will not have time to review what South Peak is presenting and when it would be appropriate to notice the abutters.

They consider making the next meeting a conceptual presentation vs. a public hearing.

Planner Bont asks about previous Master Plan approvals and if abutters were noticed about the Master Plan or Site Plan Review. The Planning Board discusses some of the past Master Plan approvals.

The Planning Board discusses who they should ask for guidance with this matter. Planner Bont suggests they ask the Town Attorney. Member Beaudin feels the Office of State Planning are the people to ask. The Planning Board discusses which office they should ask about notifying abutters of changes to a Master Plan.

The Planning Board discusses complaints from abutters and the role of the Planning Board.

Review: Pemi Base Camp:

SPR 2022-20 M121 L050 South Peak LLC (Mark Bogosian d/b/a) & Loon Mountain Recreation Corporation (Brian Norton, President and General Manager)

Selectmen's Representative O.J. Robinson confirms with Vice Chairman Chenard that Chenard feels the Pemi Base Camp needs Site Plan Review. He felt there was a little confusion on where Vice Chairman Chenard stood on the issue. Vice Chairman Chenard replies that he does feel the Pemi Base Camp should come in for Site Plan Review.

Should the Planning Board have Representative on the Technical Review Team?

Chairman Spanos suggests having a Planning Board member on the Technical Review Committee and asks the Planning Board what their thoughts are.

Member Beaudin answers that he thinks that would be a good idea.

Selectmen's Representative O.J. Robinson comments that it could cause a Planning Board member to be required to recuse themselves whenever projects come before the Planning Board as they would have preconceived ideas and opinions about proposed projects submitted to the Planning Board that would have been expressed at the Technical Review meeting.

The Planning Board discusses the Technical Review Committee's role and when it was created.

VI. ADJOURNMENT

**Motion to adjourn by Selectmen's Representative O.J. Robinson
Second by Vice Chairman Chenard
All in favor**

Respectfully submitted,

Judy Sherriff
Recording Secretary

Date Approved: June 28, 2023


Chairman Spanos