In attendance at New Boston Town Hall: Peter Hogan, Ed Carroll, Amy Sanders, Kary Jencks – Board of Selectmen ex-officio, Ashley McQuade, and Scott Chouinard (alternate).

Staff present: Shannon Silver, Community Development Director

Peter Hogan called the meeting to order at 6:30 pm at Town Hall, with a Pledge of Allegiance.

**SIZEMORE, PAUL D. (OWNER)**

**SIZEMORE TRUCK & AUTO (APPLICANT)**

**TF MORAN INC., MICHAEL R. DALHBERG (AGENT)**

[Compliance Hearing/Major NRSPR/Expansion of Vehicle/Truck Sales & Service Commercial Business](file:///\\TONBTH-File1\planning\files\1431-sub-plan-agenda)

Location: 150 Weare Road (aka NH Route 77)

Tax Map/Lot #(s) 5/29-1

Commercial “COM” District

**POSTPONED To February 27, 2024**

This item was postponed until February 27, 2024

**EVERSOURCE ENERGY (OWNER)  
GZA GEOENVIRONMENTAL, INC. (APPLICANT)**Submission of Application/Public Hearing/CUP/utility pole replacement

Location: Riverdale & North Mast Roads  
Residential-Agricultural “R-A” District & Small Scaled Commercial “COM” District

**Adjourned from October 24, 2023**

Lindsey White, GZA GeoEnvironmental Inc., stated that the financial security is proposed in the amount of $7,511.02. It was noted that this work will likely be done in Spring 2024, as opposed to Fall 2024.

**Amy Sanders moved to accept the application as complete. Seconded by Ashley McQuade.**

**Voting: 5-0-0** **motion carried unanimously.**

There was discussion that, regarding the conditions precedent, a check for the security amount and any additional permits needed will be submitted by January 31, 2024. The conditions subsequent date was discussed as being March 31, 2025.

**Amy Sanders moved to approve Eversource Energy’s Conditional Use Permit for Wetland and Stream Corridor District impacts with the conditions precedent and subsequent, as stated. Seconded by Ed Carroll.**

**Voting: 5-0-0** **motion carried unanimously.**

**NEW BOSTON SELF STORAGE, LLC (OWNER)**

**KOHLER ENVIROMENTAL, LLC (APPLICANT)**

Compliance Hearing/Public Hearing/Conditional Use Permit/NRSPR/expansion of storage units.

Location: 175 Weare Rd

Tax Map/Lot #5/21-3

Commercial “COM” District

**Amy Sanders moved to confirm compliance with the conditions subsequent to the approval of the Non-Residential Site Plan for New Boston Self Storage, LLC, for the operation of the newly added 30 x 100 sq ft self-storage building, located at 175 Weare Road, Tax Map/Lot #5/21-3 and to release the hold on the Permit to Operate/Certificate of Occupancy to be issued by the Building Department.**

**AND to confirm compliance with the Conditions Subsequent to the associated approval of the Conditional Use Permit to extend the gravel apron into the 50' wetland setback beyond the existing footprint, located at 175 Weare Road, Tax Map/Lot *#*5/21-3, and release the $541.50, financial security being held for said installation. It is the applicant's responsibility to apply to the Building Department for a Permit to Operate/Certificate of Occupancy. Seconded by Ed Carroll.**

**Voting: 5-0-0** **motion carried unanimously.**

**Public Hearing on Proposed Zoning Ordinance Amendments**

The Board reviewed the proposed Zoning Ordinance amendments.

**Amy Sanders moved to adjourn this item to a public hearing on January 9, 2024. Seconded by Ed Carroll.**

**Voting: 5-0-0** **motion carried unanimously.**

**Public Hearing on Proposed Floodplain Ordinance Amendments**

The Board reviewed the proposed Floodplain Ordinance amendments.

**Amy Sanders moved to adjourn the proposed Floodplain Ordinance amendments to a public hearing on January 9, 2024. Seconded by Ashley McQuade.**

**Voting: 5-0-0** **motion carried unanimously.**

**Miscellaneous business that may come before the Board and/or Planning Board discussions.**

1) Approval of the November 14, 2023, meeting minutes, with or without changes. (distributed by email)

**Ed Carroll moved to approve the meeting minutes of November 14, 2023, as amended. Seconded by Amy Sanders.**

**Voting: 5-0-0** **motion carried unanimously.**

2) Email dated November 20, 2023, from Earl Sanford, PE, LLS, CWS, Sandford Surveying and Engineering, to Shannon Silver, Community Development Director, re: Approved Driveway plan for Tax Map/Lot 9/41-7, Christie Road, for the Board’s review and discussion.

Shannon Silver stated that this is in regard to an old subdivision plan, approved by the Board in 1999. The driveways were put in with curb cuts to accommodate shared lots. Today, these lots would not be approved under the regulations due to steep slopes. These are existing lots of records. Using the approved driveway schematic, the topo is significantly different. The owner would like to make sure that this is safe to move ahead for future buyers.

Peter Hogan stated that this was approved based on the information available at that time.

Shannon Silver read a letter from Zane Merva regarding concerns that Christie Road requires a long-term improvement plan to deal with increased traffic.

3) Endorsement of a Non- Residential Site Plan, for Lupine K9, LLC, Tax Map/Lot #14/35, Joe English Road, by the Planning Board Chairman and Secretary.

The Board acknowledged endorsement of the plan.

The Board discussed that its next meeting will be January 9, 2024.

**Amy Sanders moved to adjourn the meeting at 6:58pm. Seconded by Ed Carroll.**

**Voting: 3-0-0** **motion carried unanimously.**

Respectfully submitted, **Minutes approved:**

Kristan Patenaude January 9, 2024