

TOWN OF FITZWILLIAM

PLANNING BOARD

Minutes

May 2, 2023

Planning Board Present: Suzanne Gray, Chair; Tom Rothermel, Vice Chair; Barbara Young, Secretary; Ed Goodell; Richard Mays; and Kevin Woolley, Alternate.

Planning Board Absent: Robin Peard Blais, Alternate; and Martin Nolan, Selectmen's Representative.

Staff Present: Lori Nolan, Land Use Coordinator; and Carolann Rocheleau, Health Officer.

Guests Present: Steve Filipi; Randall Carmel (remote); Susan Silverman; Terry Silverman; Craig Chamberlain; Marcus Casavant; Brad Decatur; Amy Decatur; and Amber Casavant (remote).

Chair Suzanne Gray called the public meeting to order at 7:02pm and held roll call. Kevin Woolley, alternate, was seated as a voting member.

Public Hearing, continued

Case # 22-11: Filipi Contracting LLC – Minor Subdivision (3-lots) at Upper Troy Road. [Map 15, Lot 6-12 – Residential/ Rural Districts]

Gray welcomed Steve Filipi, property owner, to the meeting and summarized the case to date. The Planning Board had not yet received the report back from the third party reviewer, David Maclean. The Board discussed possible dates for a site walk with Maclean – May 4, May 10, or May 11.

Barbara Young motioned to continue Case # 22-11, Filipi Contracting LLC, to May 16 at 7:00pm. Tom Rothermel seconded. Motion passed unanimously.

Yes: 6 [Gray; Rothermel; Young; Goodell; Mays; Woolley]; No: 0; Abstained: 0

Gray amended the motion to continue Case #22-11, Filipi Contracting LLC, to May 16 at 7:30pm. Young seconded. Motion passed unanimously.

Yes: 6 [Gray; Rothermel; Young; Goodell; Mays; Woolley]; No: 0; Abstained: 0

REVIEW OF MINUTES

After a brief discussion and three minor edits, **Young motioned to approve the minutes of April 18, 2023 as amended. Rothermel seconded. Motion passed unanimously.**

Yes: 6 [Gray; Rothermel; Young; Goodell; Mays; Woolley]; No: 0; Abstained: 0

NEW BUSINESS

Membership

Gray motioned to appoint Kevin Woolley as a Planning Board member for one year (March 2024). Young seconded. Motion passed unanimously.

Yes: 6 [Gray; Rothermel; Young; Goodell; Mays; Woolley]; No: 0; Abstained: 0

OLD BUSINESS

Master Plan: The LUC gave a brief update on the status of the Master Plan. The Steering Committee has finished drafting the document and the implementation plan. They are now editing and adding in visual aids.

Natural Resource Inventory (NRI): The LUC gave a brief update on the NRI update that the Conservation Commission is working to update. The Planning Board asked to be invited to the next Conservation Commission meeting that the mapping is presented. The LUC also gave a brief overview of the bio-blitz program through iNaturalist that Conservation Commission is hosting for the NRI update.

Public Hearing

Case # 23-04: Amber Casavant – Site Plan Review – to permit a 3-site primitive campground at 117 East Lake Road. [Map 11, Lot 29-5 – Rural District]

Gray welcomed Marcus Casavant, applicant, to the meeting. Casavant stated that after speaking with the neighbors, he has decided to withdraw his application. The Planning Board accepted the withdrawal.

Gray had concerns as Casavant was previously told to stop operations but still hosted guests. Casavant explained that they blocked out all reservation dates until the end of the year. Then the new year came and the website showed availabilities. When guests showed up, they did not want to turn them away. However, Casavant stated that he will terminate the listing and cease operations in total. They currently have one guest booked but he will cancel that reservation.

Carolann Rocheleau, Health Officer, explained that if Casavant starts up again, he must contact the Health Officer and emergency management services prior to starting operations. Casavant stated that there was no mal intent. The website (Hip Camp) made it seem easy with no further oversight. They did this in good faith.

Randall Carmel, attorney representing the Decatur (abutters), stated that Casavant's level of irresponsibility was not acceptable and they never looked into how to do it responsibly. Carmel will have further conversations with Casavant offline but asked if all the structures will be removed. Casavant stated that he has spoken with Brad Decatur and Casavant will remove all the structures and cease operations.

Gray stated that any activity will be met with a cease and desist from the Town.

Casavant asked about opening a farm stand. Gray stated that he would need to come before the Planning Board. Susan Silverman, abutter, commented that Casavant must speak with the Town and neighbors before exploring new avenues.

CORRESPONDENCE

The Planning Board briefly reviewed the two letters received from NHDES. One letter was for Fitzwilliam LLC (Turnkey Lumber). Gray brought up the large debris pile that is being ground up and removed from the property. The Planning Board was unsure of what exactly was in the pile. They requested the LUC contact NHDES if there are any permits that must be obtained for such a large debris pile.

Preliminary Consultation

Jack Rixey (Dog Days Farm) – to discuss expansion of business with construction of a greenhouse at 72 Jaffrey Road. [Map 15, Lot 52-1 – Rural District]

Gray welcomed Jack Rixey, owner of Dog Days Farm, to the meeting. Rixey explained that he has obtained a grant to build a 21x72x11 foot greenhouse. It will be built using classic metal pipes with plastic and will be heated. He would like to install it where the farm stand is now. He is considering switching the parking area with the plant stand. The use of the greenhouse will be for wholesale production for places like Monadnock Co-Op. Gray asked if there were any wetlands. Rixey explained that there are no wetlands where any growing takes place on the farm.

Rothermel felt that this needed to go through Site Plan Review because the parking is being moved. Young suggested a second preliminary consultation with a site map. Ed Goodell felt that abutters should be notified.

The Planning Board agreed that this must go through Site Plan Review. They congratulated Rixey on purchasing the farm.

OLD BUSINESS

Next Meeting: There will be no Planning Board meeting on June 6. The next meeting will be June 20.

Housing Navigator: The next meeting with the consultant will be May 10 at 4:30pm. The LUC has sent to the consultant a list of zoning ordinance areas to review.

Short-Term Rentals: The LUC explained that one option could be to add a definition within Chapter 127 and defining the requirements (commercial use and need for Site Plan Review). Rothermel felt it needed its own separate ordinance so there are no pre-existing situations. The LUC was asked to start drafting an ordinance. The Planning Board was asked to be prepared to discuss.

Enforcement: The Planning Board asked for an update with the Route 119 and East Lake Road properties.

With no further business to discuss, **Young motioned to adjourn the meeting. Gray seconded. Motion passed unanimously.**

Yes: 6 [Gray; Rothermel; Young; Goodell; Mays; Woolley]; No: 0; Abstained: 0

The meeting was adjourned at 8:32 pm.

Respectfully Submitted,
Lori Nolan
Land Use Coordinator

Minutes approved as amended on May 16, 2023.