

**OFFICE OF THE PLANNING BOARD  
TOWN OF BARNSTEAD  
THURSDAY, JUNE 5<sup>th</sup>, 2025, 6:00 P.M.  
BARNSTEAD TOWN HALL**

**MEETING MINUTES DRAFT**

**1. CALL TO ORDER**

- a. N. Carr called the meeting to order at 6:00 P.M

**2. PLEDGE OF ALLEGIANCE**

- a. All in attendance participated.

**3. ROLL CALL**

- a. **PRESENT:** N. Carr (Chair), David Kerr (Vice Chair), Brianna Weller (Secretary), Erin Stone (Member), Anthony Palmieri (Member), Becca Cousins (Clerk), Andrew Sylvester (Selectboard Rep), Tim Eade (Member),
- b. **ABSENT:** Priscilla Tiede (Selectboard Rep Alternate), Elaine Swinford (Alternate)

**4. MEETING MINUTES: 5/01/25, 5/15/25**

- a. **Minutes 5/01/25:** Line 18, under absent – Priscilla Tiede is a selectboard Rep, not just an alternate. Page 3 Line 18, Council is odd, should be Legal counsel. Page 4 Line 13, Linda Bramante is not spelled correctly. Erin Stone motioned to accept the minutes with corrections. All in favor.
- b. **Minutes 5/15/25:** Page 4, line 36, A. Palmieri needs to be corrected, Missing the “i” at the end of his name. E. Stone motions to accept continuation meeting minutes with corrections. All in favor.

**5. CONCEPTUAL CONSULTATION**

**a. Brian Estes and Spencer Gauthier:** Interested in 572 Province Road. They have put in an offer in to purchase contingent on planning board approval. Mr. Gauthier is a master boat mechanic, and Mr. Estes has been in boat sales for 10 years. They have plans to be eco-friendly. There’s a company out of MA that comes up to the Lake Region to collect and recycle the shrink wrap. They’re now creating biodegradable shrink wraps as well that they plan to use. They purchased an EPA approved waste oil heater.

T. Eade asked, is there enough building area for a storage building if that becomes a future need. N. Carr said if they plan to do that they will need to come back for a site plan review. Mr. Gauthier said they would probably build on a different property, hopefully still in Barnstead preferably, but could make a wrack building system.

N. Carr asked about an apartment in the building. Mr. Estes explained the building is just studs, unfinished. They will have to put everything in, bathroom, plumbing, electric, insulation looking at a cost of \$70,000 to just get it up to code. T. Eade asked how many employees. They said it’ll just be them for a while, if they expand, they’re thinking a max of 5 employees. It’ll be more of a Mom’n’Pop Shop.

D. Kerr asked them to bring in the information of the shrink wrap they brought up. They said they will.

N. Carr said she would like a site walk. N. Carr suggested June 30<sup>th</sup> at 6:00 P. M. That works for everyone.

N. Carr explained the site walk is a public meeting, their abutters can come but cannot ask questions. They will have to wait for the public hearing.

N. Carr asked if they would be doing boat storage. They said yes, they'll keep them behind the building.

**b. Erin Stone** came before the board asking if a Site Plan Review is truly needed; she received a cease-and-desist letter from the Board of Selectmen signed on November 5<sup>th</sup>, 2024 by Pricilla Tiede, Rob Ellis, Diane Beijer, and Gary Madden stating she needed one.

E. Stone prepared a letter to read in front of the Board. She brought up many of the other farms in Barnstead that have not done a site plan review and they are doing events such as farm stands, pick your owns, homestead cooking, etc.. She does not have a store front, it closed in August, before the letter was even sent. The barn she is building is to replace an old one that they had to demolish. The cease-and-desist letter was resolved on December 12, 2024, the Select Board sent her another letter acknowledging she doesn't do a list of things.

The Board discussed whether a farm needs to do a Site Plan Review. A. Palmieri found that the NH RSA already states that farms don't have to. They're not considered commercial; it's all agriculture uses.

The Board agrees that no farm needs to do a Site Plan Review as long as it only operates as a farm and agritourism. If they expand into other business ventures they will need a Site Plan Review.

## 6. PUBLIC HEARING

### a. Proposed Town Hall Addition presented by Selectboard

Select board did not show. Will come again on July 3<sup>rd</sup>.

## 7. SITE PLAN REVIEW

- a. **Continuation: James Peters of 44 John Brown Rd** proposes to submit to the Planning Board the following application for a **Major Subdivision located at Vail Road, Map 11, Lot 75**. If the application is accepted, the applicant proposes to subdivide this parcel into 5 lots. Public hearing to follow.

Mr. Peters is still working on his engineered plans for storm water management and culverts. He will be scheduled to continue to the July 3<sup>rd</sup> meeting.

- b. **Doris E. Williams of 64 Shaw Rd.** proposes to submit to the Planning Board the following application for a **Minor Subdivision located at 64 Shaw Road, Map 2, Lot 95**. If the application is accepted, the applicant proposed to subdivide this parcel into 3 lots. Public hearing to follow.

Josh Thibeault representing for Prospect Mountain Survey presenting with Doris Williams. N. Carr stated the waivers being asked for - #11, #12, #13, #14, #18, and #35. No waiver or check on #10. J. Thibeault said it may fall under the other special studies. N. Carr said it's its own item. J. Thibeault will add it to the waiver list. N. Carr looked over the test pit data June 1, 2024. The date was wrong on test, J. Thibeault will fix it, May 2<sup>nd</sup> 2025 it was done. The plans will need to be reviewed by the town engineer.

N. Carr brought up on Proposed lot 1, the plat only says it's 178 ft of road frontage, needs to be 200 ft to be a conforming lot. J. Thibeault said there's a table explaining L2 and L1 are additional length on the plan that couldn't be placed due to the recording version. The road frontage does add up to 200 feet. E. Stone asked why Paul Zuzgo is breaking it up, before he just says the whole distance. J. Thibeault said

they have done it like this before, when it's a small distance, if they try to fit the text of the remaining distance it gets cluttered and causes lines to go through text. When we record, we can't have any lines through text.

E. Stone asked where are the driveways for lot 37 and lot 36-1. D. Williams said there's a break in the stone wall that's been there for 150 years, that's where they use it as a driveway. N. Carr said they can't assume there are driveways there. J. Thibeault said he will label the driveways on the map.

A. Palmieri questioned Map R3 Lot 6, it's just question marks. J. Thibeault said it's in Pittsfield and they might not have had that information yet. They're on the abutter list but he will update it.

N. Carr said other than a few corrections on the map, it seems everything is here. We would want to do a Site Walk. N. Carr asked if there were any more questions for the applicant.

E. Stone said we already have the Site Walk on the same day. A. Sylvester asked if we would have the engineer come out. It'll be better to have her come out once. E. Stone recommended 4:30 pm before the Province Road Site Walk at 6pm.

J. Thibeault asked if we vote on the waivers. N. Carr explained we have to see if we want to accept the application as complete, if we do then we would vote on the waivers. If we accept it as complete it puts a timer on and we have 65 days to either approve or deny.

E. Stone and A. Sylvester wants to do the site walk before accepting the application as complete, this way we can view the revised maps at the Site Walk. Everyone agreed.

Will see them on June 30<sup>th</sup> at 4:30 P.M for the site walk and then July 3<sup>rd</sup> for the meeting.

- c. **John S. Artesi of 173 Beauty Hill Road, Map 10, Lot 14** proposes to submit to the Planning Board the following Application for a **Minor Lot Line Adjustment at Map 10 Lots 14, 16, and 16-1**. If the application is accepted as complete a public hearing will follow.

J. Artesi is doing the Lot Line Adjustment to make sure the tree farm doesn't get touched. The property will become a state certified tree farm.

E. Stone brought up there may be an error on the map, both lots are labeled 16-1. The lot that has Cann Road running through it should be Lot 16. J. Thibeault explained Lot 14 is absorbing Parcel A from lot 16-1. Lot 16 has parcel B currently, it will be going to Lot 16-1. That cleans up the lines.

J. Artesi said that P. Zuzgo said Marylee Johnson, owner of lot 16 and 16-1, couldn't sell that small section to J. Artesi because her house lot needs 5 acres otherwise he would have bought it last time. He's taking a small piece and add it to his because it abuts in the back.

N. Carr asked why she needs 5 acres. J. Thibeault explained it doesn't need 5 acres exactly, it's a steep slope.

B. Weller said he's made his intentions clear, he's just swapping the parcel.

E. Stone motioned to accept the application of John Artesi at 173 Beauty Hill Road, Map 10 Lot 14, for a Minor Lot Line Adjustment at Map 10 Lot 14,16,16-1 as complete. B. Weller seconded. All in favor.

N. Carr opened public hearing at 7:54 PM

E. Stone asked if we had a signed consent form for Marylee Johnson's lot. N. Carr found the second application that she had signed.

N. Carr closed the public hearing at 7:58 PM

N. Carr asked if any one else has any questions.

- E. Stone noted needing to change the lot 16-1 to the correct number. Does anyone need a map with contour lines? Everyone said no.
- D. Kerr motioned to approve the application of John Artesi at 173 Beauty Hill Road, Map 10 Lot 14, for a Minor Lot Line Adjustment at Map 10 Lot 14,16,16-1 as complete. E. Stone wants to add conditions: corner markers to be set and the Mylar to be signed and recorded. T. Eade seconded. All in favor.
- T. Eade motion to approve the application of Marylee Johnson of a Minor Lot Line Adjustment at Map 10, Lot 16 and 16-1. A. Palmieri seconded. All in favor.

## **8. NEW BUSINESS**

## **9. OLD BUSINESS:**

### **a. LRPC - David Kerr**

- i. N. Carr brought up - We have the driveway application form; other towns have the planning board and town road agent sign them. Maybe to keep better tabs on the road, do we want to add planning board to sign off on driveway applications? We will need a public hearing to change anything. E. Stone is in agreement, when we do major subdivisions it's a huge part of the application process, but anything less than a major subdivision we're just ignoring that. The impact is still there. This is a good way without requiring a full application process. A. Sylvester said there should be a third signer too, the two parties could have conflicting ideas. D. Kerr is interested in having this for all driveway applications.
- ii. He brought it up at the last LRPC meeting and asked what towns were specifying the driveways during the site plans, half of the towns do, mostly the larger ones. N. Carr said it helps to protect the town.
- iii. E. Stone brought up a flat fee to cover the costs. B. Weller could look up what other towns cost.
- iv. D. Kerr is curious what the building inspectors pay any attention to driveway applications before they issue COs. A. Sylvester said there should be a checklist they go off of. N. Carr said we should get a checklist to make sure everything matches and everyone is working together.
- v. E. Stone said if we want the engineer to look at the driveway proposal, how would she determine where the high and low points are without spot elevation. It's not listed on the application. If we can get a list of requirements for the driveway to meet what we need to look at it on paper and know that it works and will properly drain. That way all the engineer has to do is look it over.
- vi. D. Kerr said there was a TAC meeting about highway safety DOT. A small agency concerned with where signs are posted and median barriers to help drivers. A lot of work goes into but only 7 people are working on it.
- vii. Last commission meeting got into housing issue. Work the state is doing, towns can be certified for complete housing certification. Determines how housing regulation is geared towards making affordable housing available, training for PB members. Only 11 towns qualified, all larger towns except Farmington. Trend is Legislator is more involved.

### **b. Space Needs – Tim Eade**

### **c. Board of Selectman – Andrew Sylvester**

- i. Open bid for culvert replacement. Hopefully award a contractor.
  - ii. Town buying culvert.
  - iii. Paving contractor got awarded the other night.
  - iv. Looking at finances to do other roads. Either two phases or one.
  - v. Updated cost for Dam Site Road. Probably don't have enough money for the project that they've been talking about for the last 6 years.
- d. Master Plan Committee: Nancy Carr, Erin Stone, Anthony Palmieri
  - i. We have ZOHO now.
  - ii. Will start doing survey by the 15<sup>th</sup>.
  - iii. Spoke with the Banner, by the 15<sup>th</sup> they need something for the newsletter. A. Palmieri created a letter, wants input on it. Only have 340 words to work with. N. Carr suggested adding the Planning Board email.

## **10. ADJOURN**

E. Stone made a motion to adjourn. T. Eade second. All in favor.  
Meeting adjourned at 8:30 P.M