Meeting called to order at 7:00 p.m. by Chair Alice Tuson.


Acceptance of Minutes:
November 21, 2019, Regular Meeting –Rodney Phillips made a motion to approve the minutes as written; seconded by John Storrs.

Discussion: Jon Rokeh of Rokeh Consulting came before the board for a conceptual consult regarding Map 49, Lot 123 at the Shaker Brook Industrial Park. Jon is representing DBU Construction. The lot currently has a foundation that has been abandoned for many years is over-grown with trees. They have had the foundation assessed and it is found to be good shape. They would like to clear the trees and construct a garage on that foundation to be used by the owners of DBU construction for several of their trucks in one section of the garage and their personal cars in the other section with no more than 2 cars at a time. In addition to this building, they would like to construct a commercial use building that will include several 500 square foot spaces with a mezzanine on the other side of the lot. Each building would have paved parking as well as pavement around the building to allow for ease of access in/out. There are wetlands within 75 feet of the existing foundation. Some of the proposed development would be within the 75-foot wetlands buffer. The board recommended Mr. Rokeh reach out to the conservation committee.

New Business: NONE

Old Business:

Application #19-08, Hemphill Living Trust- Subdivision Map 1, Lot 20 -Mr. Jeff Green who is representing the Hemphill Living Trust. They are dividing a 34- acre lot into two 17-acre lots on Ricker Road. There is an abutting 90-acres located on Map 2, lot 21 own by John C. Johnson that Mr. Green will be working with. This project is to construct a road on Mr. Johnson’s property that will create the road frontage for the Hemphill project. Mr. Green will have an application to the Planning Board office next month. Mr. Green has offered to resend out new abutter notifications for next month’s meeting. Mr. Huntington made a motion to continue this application #19-08 until next month’s meeting on January 16, 2020. Mr. Phillips seconded the motion. All in favor. Yes.

Board Discussion/Correspondence:

A letter to the Planning Board was received from the NHDMV regarding a location change application for A to B Auto Sales LLC located at 73 Rt 129 Unit F, Loudon, NH 03307. The letter stated the owner has added an external office trailer to the same address for his office. The board reviewed Mr. Parisey’s application dated June 6, 2017, and it was determined that he is not approved for an external office.
Mr. Wayne Thistle is requesting the town refund him $1,438.05 remaining in escrow from the previously approved subdivision on Young’s Hill Road. Mr. Thistle has not completed the road that was required for the subdivision. The subdivision project has not yet been completed. The board members had a discussion and it was noted that more research was needed whether a bond was in place or not.

- **Report of the ZBA:**
  - #Z19-20 Ronald & Mona Morse-Special Exception for an ADU Map 42, Lot 13

**Report of the Board of Permit- Did not meet**

**Adjournment:** Mr. John Storrs made a motion to adjourn. Mr. Dustin Bowles second the motion. Meeting adjourned at 8:16 p.m.

Submitted by,

Karen Hayes
Administrative Assistant