Meeting called to order at 7:00 p.m. by Vice-Chair Bob Cole.


Acceptance of Minutes:
October 17, 2019, Regular Meeting – Dustin Bowles made a motion to approve the minutes as written; seconded by Rodney Phillips. Bob Cole and Henry Huntington abstained from the vote. The remaining board members were in favor to accept the minutes as written.

Discussion: None

New Business:
Application #19-06, NH Motor Speedway-Flat Track - Site Plan Review in the CI District, Map 51, Lot 19 - Mr. Matt Goslant represented NHMS. He presented the projected Flat Track season of operation as of January to October with hours of operation to be 8 a.m. to 10 p.m. There are 6 planned ticketed events for the 2020 season. The track will have cars muffled during races and the sound decibel level will be at 95 at 50 feet from the track. NHMS has agreed to have the Fire Chief and/or Code Enforcement at live events to witness the sound testing being done. With the same format as was submitted to the town in September. Using 6 locations: 3 inside the track (Pit Out/50 feet/100 feet), 3 locations on Lower Ridge Road, Bumfagon Road, Clough Hill Road, Mudgett Hill Road, and Asby Road. The current setup for the flat track is temporary, the grandstands have wheels and can be moved. The building is on blocks and has lift holes so it can be moved by a forklift. The walls are concrete (jersey barriers). The intent of the flat track was to try it out for 3 to 5 years and if it doesn’t work out, they can just return that area back to a parking lot. Vice-Chairman Cole asked if there were any questions from the public. No questions. The Vice-Chairman closed the public portion of the meeting at 7:19 p.m. for a board discussion. Mr. Huntington made a motion to approve the application with the following conditions, seconded by Rodney Phillips. All were in favor.
1. A report from NHMS at the end of the 2020 flat track season showing the decibel levels at each event.
2. Code Enforcement to be at each event to verify testing.
3. The report needs to be signed off by the Town Officials and cc’d to the Planning and Zoning Boards.
4. The Board will review annually until they are satisfied that the sound testing and decibel levels are consistent.

Application #19-07, Diane J. Bullock - Amendment to conditionally approved Subdivision Application(#19-02) in the RR District-Map 49, Lot 10.- Mr. Bowles recused himself from this application. Vice-Chairman Cole asked Katie Phelps to vote in-place of Mr. Bowles.
Mr. Bernier of T.F. Bernier Inc. represented Diane J. Bullock. In August 2019 the Planning Board approved this as a four-lot subdivision, conditional on construction of a Fire Pond and NHDES Wetland Bureau approval. Mr. Bernier has requested to amend the subdivision by combining Lot B into the New Lot 10. The previously approved Lots A and C will remain the same, but the new lot C has been relabeled as New Lot B. The Fire Pond is no longer proposed. Mr. Bernier continues to work with NHDES for the wetland permit for the driveway crossing on Lot 10. Mr. Bernier said they have the same 2 waivers approved in August still apply (12.4 Site Specific Soil Survey and 12.1- 12.4 No full survey of the back lot. Vice-Chairman Cole asked if there were any questions from the public. There were none. Vice-Chairman Cole closed meeting to board only discussion at
7:33 p.m. Katie Phelps asked does the state subdivision approval need to change. Tim Bernier said no change is needed. Mr. Henry Huntington made a motion to approve the application. Mr. Rodney Phillips seconded the motion. All were in favor. Application Approved.

Application #19-08, Hemphill Living Trust- Map 1, Lot 20 -Mr. Jeff Green who is representing the Hemphill Living Trust has requested a continuation due to a change in the design of the proposed road and an addition of a new project(Map 2, Lot 21) abutting this lot. Mr. Green has offered to resend out new abutter notifications for next month’s meeting.

Board Discussion: None

- Report of the ZBA:
  - #Z19-18 Ford Map 20, Lot 46-Special Exception for a minor home occupation.
  - #Z19-19 Ford Map 20, Lot 46-Special Exception for a major home occupation
  - #Z19-20 Ronald & Mona Morse-Special Exception for an ADU Map 42, Lot 13
  - #Z19-21 Robert Dufour-Special Exception for a reduced side setback for a driveway

Map20, Lot 6

Report of the Board of Permit: Met on November 12, 2019, Mr. Phillips attended.
1. Carolyn Carr for a farmer’s market to be held at Ledgeview Greenhouse with 2 taste testing’s 1 wine, 1 beer during the first full weekend in December.
2. Cub Scouts want to expand their sales of popcorn and to include birdseed wreaths during December.
3. Letter from the NH Division of Food Services that there will be a food truck vendor that will be set up in town. The permit is pending

Adjournment: Mr. John Storrs made a motion to adjourn. Mr. Rodney Phillips second the motion. Meeting adjourned at 7:39 p.m.

Submitted by,

Karen Hayes
Administrative Assistant