

**Lancaster Planning Board  
Minutes of Meeting**

**Meeting held upstairs in Town Hall**

**Wednesday – June 13, 2012**

**Attending:**

**Regular members:** Chairman Justin Carter, Vice Chairman Mark St. Pierre, Selectmen's Representative Leo Enos, Claude Reed, Joe Hoey, Andy Nadeau and Mark Frank.

**Alternate members:** Selectmen's Representative Alternate Leon Rideout, Don Doolan, Margaret Moser and Penny Noyes.

**Excused:** Rusty Scott and Ben Southworth.

**Others attending:** Planning/Zoning Coordinator Benjamin Gaetjens-Oleson and Isabella Gaetjens-Oleson.

The meeting was called to order at 6:30 P.M. by Chairman Justin Carter.

**Initial Business:**

Roll Call.

To review and approve the minutes of the May 9, 2012 meeting.

**A motion was made by Mark Frank and seconded by Claude Reed to accept the minutes as written. A vote was taken and the motion carried.**

**Information:**

Planning/Zoning Coordinator Benjamin Gaetjens-Oleson had provided in the Board's packet several informational items for the Board to review. Information provided pertained to a Dollar General proposal in Vermont, the current situation in NH regarding the possible privatization of the State's prisons, RSA 91-A (the Right to Know Law), highway issues in Planning and Zoning and types of State Law and relevant court cases to Planning and Zoning. There was also a copy of Lancaster's Road Resolution which is recorded at Coos County Registry of Deeds and gives the town the authority to allow building on a Class VI or private road.

Since there has not been a scheduled Planning/Zoning Conference conducted by the State in the past year Mr. Gaetjens-Oleson thought the inclusion of this relevant information may be useful when deciding on developments and subdivisions.

There was discussion among the Board on the information.

If was asked if there had been any word on the Dollar Store and Mr. Gaetjens-Oleson stated none yet.

Mr. Gaetjens-Oleson asked if anyone had any ideas for training sessions. He stated that due to the lack of State sponsored conferences he wanted to provide the Board with information and trainings they felt important. He stated he attempted to contact someone from NH DES inquiring about trainings to the Board on their roles and responsibilities when developments have environmental impacts under the State's jurisdiction. There had been no response yet. It was suggested that North Country Council has classes listed on their web-site that could be looked into. It was asked about the Coos County Planning Board and if they do trainings. It was stated that they are a Planning Board, like Lancaster's, that reviews requests within Coos County's unincorporated places and not a resource for conducting trainings.

**Other Business:**

**Voluntary Merger(s): None**

**Recent Zoning Decision(s): None**

Mr. Gaetjens/Oleson stated he is helping two applicants for Area Variances to this month's Zoning Board. Les Hilton, who lives on Wesson Road, will be seeking one to put up a garage closer to the lot lines than the setbacks allow and the current owners of Mike Kopp's old residence on Prospect Street are seeking one to erect a greenhouse closer to the ROW than the setbacks allow. It was also asked what the definition of a greenhouse was and Mr. Gaetjens-Oleson stated he found many towns consider it a structure.

**Announcements/Correspondence:**

Mark Frank stated that Tara Bamford of North Country Council will be coming to a meeting on Tuesday June 19<sup>th</sup> to discuss some of the things that have been done with the Site Plan Review. He stated that some of the things would have to be rearranged; the committee has used some things from the Master Plan. Their goal is to tighten it up and make it clearer. There is a limit as to what the Site Plan can do. It was mentioned that the Zoning Ordinance needs a lot of work.

Noting that there was nothing further to come before the meeting a motion was called for to adjourn.

**A motion was made by Claude Reed and seconded by Joe Hoey to adjourn. A vote was taken and the motion carried. The meeting ended at 7:35 P.M.**

**Respectfully,**

**Sandra E. Doolan – Clerk**

**Approved:**

**Justin F. Carter  
Chairman**