



OFFICE OF SELECTMEN

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SELECTMEN'S MEETING MINUTES

July 13, 2022

Chairman Paight called the meeting to order at 10:00 am. Selectman Pitt was present. Also in attendance were Kathy Oliver (Land Use Clerk), Casper Bemis (Planning Board Chair), Bob Bernstein, Brian Bradley, Roland Veaudry, and Dustin Franco.

The Selectmen had informed Mr. Bernstein of the Monadnock Agricultural Center in May that he would need to obtain a special exception from the Zoning Board in order to continue to rent cabins at the property located on Richardson Road. As this application had not yet been submitted, Mr. Bernstein was invited to attend the meeting in order to clarify information about the property on Richardson Road. Mr. Bernstein described four cabins and their locations. He stated the cabins are used for housing workers and volunteers, renting on AirBnb and his personal use. Casper Bemis left at 10:30 am. Selectman Pitt explained the Zoning Board process for obtaining a special exception for temporary housing and the information that would be needed for the meeting, including a site plan and abutter list. She explained that this would be a joint meeting with the Planning Board so if the special exception was granted, the Planning Board would review his site plan at the same meeting. Selectman Pitt asked about bathroom facilities. Mr. Bernstein explained that there was a common kitchen and bathroom facility in the renovated milk room which consists of a compost toilet, bath sink, shower and kitchen sink. He noted there was also a second compost toilet at the top of the field near one of the cabins. Selectman Pitt noted he would need to provide a proper grey water disposal system. Selectman Paight asked about the bee hive cabin and if it would be rented. Mr. Bernstein stated this cabin is used for the bee hives and a work shop and would not be rented. Kathy Oliver asked about access to bathrooms for visitors to the agricultural center. Mr. Bernstein said visitors can use the two existing rental properties or the common bathroom. The Selectmen strongly urged Mr. Bernstein to submit his Zoning Board/Planning Board application by July 22 at noon in order to be on the August agenda.

Kathy Oliver, Brian Bradley, Roland Veaudry and Dustin Franco left at 11:25 am.

Chairman Paight moved to enter nonpublic session at 11:26 am per RSA 91-A:3,II(c) matters which, if discussed in public, would likely affect adversely the reputation of

any person, other than a member of this board. Seconded by Selectman Pitt. Roll call vote: Chairman Paight—yes, Selectman Pitt—yes.

The Selectmen returned to regular session at 12:11 pm. Selectman Pitt moved to seal the minutes because it is determined that divulgence of this information likely would affect adversely the reputation of any person other than a member of this board. Seconded by Chairman Paight. Roll Call vote: Pitt—yes, Paight—yes. Motion passed.

Selectman Pitt moved to approve the 7/14/22 account payable. Seconded by Chairman Paight. Vote was unanimous.

Selectman Pitt moved to approve the 7/6/22 minutes. Seconded by Chairman Paight. Vote was unanimous.

The Selectmen reviewed tax maps for obtaining abutters for the Zoning Board application that will be submitted to request a variance for the Gates House to be used as residential property in a commercial zone.

Chairman Paight moved to adjourn at 12:40 pm. Seconded by Selectman Pitt. Vote was unanimous.

Submitted by,

Gina Paight