**PLANNING BOARD MEETING JULY 19,2023**

The NB Planning Board held their monthly meeting at the Police Department Conference room July 19, 2023 @6pm. Chair Bill King called the meeting to order at 6pm. In attendance were planning board members Chair Bill King, John Turner, Brandon Avery , John Tripp, Vaughn Schlegel and Clerk Kimberly Bent with members from the public Mary Anderson. Vice Chair Michelle Petraitis was unavailable for this meeting.

Minutes from June 28 ,2023- motion made by Brandon Avery, seconded by John Tripp to approve minutes an unanimously approved by members present.

Invoices – No Invoices

**MAIL:**

Town of Spencer – 10 Bacon Hill Road – owner Todd Vitkos – applicant – Spencer Solar – Subdivision Plan - DENIED 4-0

Town of Spencer – Ash Street – owner Ash Spencer Realty LLC – applicant – Spencer Solar – Subdivision Plans – DENIED 4-0

**NEW BUSINESS:**

Chair spoke with Nate Ballard and he is interested in building a 40x60 garage on his property to move his business. Mr. Ballard did not have all plans done for this meeting so he will put on the agenda for another meeting.

Chair King asked for a motion to accept Vaughn Schlegel request to be the alternate for Planning Board and to accept Kimberly Bent resignation as alternate. John Tripp made motion, seconded by John Turner and unanimously approved by all members present.

Mary Anderson of 20 Brookfield Road asked to add an accessory/in-law suite to the existing garage on her daughters property. It would be added to a building that is separate from the home. It would be added to the cement slab on the back of the garage along with a dog kennel. Due to the zoning bylaws and the building not attached to the main home , the board explained it would not be possible.

The board discussed the some members who they would like ask to be on the MasterPlan Committee. The board agreed Ann Hicks, Sheila Orsi, Bill King and John Turner are a great start to form this committee.

Brandon Avery attended the annual CMRPC meeting. He said the main focus was on the 2050 vision.

Chair King open discussion for next project reviewing the subdivision regulations and bylaws. As of now , the board will review exhibiting bylaws and bring notes or changes to next meeting.

Chair King noticed the price for Special Permit request is incorrect on town website. Clerk Bent will make the corrections with the help of webmaster if needed.

**OLD BUSINESS:**

No old business

John Turner made a motion to adjourn seconded by Brandon Avery, unanimously approved by all members present

Next Meeting Aug 16 @6pm

Minutes completed by Kimberly Bent Clerk