

Marlow Planning Board -- April 9, 2013

Unapproved minutes of the meeting

Present: Joe Feuer (Chairman), Bob Allen, Lyle Handy, Sr., Bonnie Hazelton and Tom Willey

The meeting was called to order at 7:00 p.m. The minutes from March 5, 2013, were read and approved once amended to correct the acreage of the proposed (St. Pierre) quarry.

Communications Directed to the Board:

- None

Reports from Committees/Officials

- None

Unfinished Business

- Joe Feuer was nominated and chosen Chairman of the Planning Board for another year.
- Tom Willey reported that the Marlow Master Plan Committee is nearing completion of the plan. He asked that Mr. Feuer meet with him before the next planning board meeting, to review the draft of the Master Plan. Mr. Willey stated that the outcome of the questionnaires indicated only minimal change to the previous Master Plan.

New Business

- Tracy Messer was present representing Marlow Ventures, LLC, in regard to a 5.18-acre lot on Route 10 -- Tax Map 202, Lot 32. The Marlow Post Office and 4 old buildings (presently used for storage) are now on the lot. Mr. Messer initially came to request a variance to subdivide the property into 3 non-conforming lots, so that the property could be developed commercially. Specifically, it appears that it would be a viable spot for a store/gas station. When the Post Office was built, the septic and well installed were made large enough to accommodate more than just the one building. Therefore a store/gas station could utilize the systems, as well. There is also the possibility that the US Postal Service may decide not to renew their lease on the Post Office building in 2014. After much discussion and a review of the maps, assessment cards, and zoning ordinances, the Planning Board determined that the property could be divided into 2 conforming lots, without the need for a variance by the Zoning Board. The Board agreed that should Marlow Ventures, LLC, choose to subdivide the property, they or the new owner could include a store/gas station on the lot that presently contains the Marlow Post office.
- Jennifer Clark and her father, Ken Clark, were present to discuss plans to expand on the products sold at Ms. Clark's specialty store on Route 10. She presently makes and sells a hot pepper jelly, and this past year added local produce to her sales. This spring and summer she wants to add ice cream. She confirmed that she has applied for and received a go ahead from the state of New Hampshire. Since this is a seasonal home occupation in an existing building, to which Ms. Clark is only adding another product, the Planning Board saw no problem in giving approval to her plan to add the sale of ice cream, from May to October.

The meeting was adjourned at 8:45 p.m.

The next Planning Board Meeting is scheduled for:

Tuesday, May 14, 2013 at 7:00 p.m.