

1                   **TOWN OF LYNDEBOROUGH**  
2                   **PLANNING BOARD MINUTES**  
3                   **January 18, 2024**  
4                   *Draft 1*

5  
6  
7   **7:03 PM      Call to Order & Roll Call**  
8

9   **Members Present:** Chairman Charlie Post, Vice Chair Ray Humphreys, Mike  
10   Decubellis, Lou Rota, Bob Newton, Selectmen's Rep. Mark Chamberlain

11   **Members Not Present:** Bob Rogers

12   **Public present:** Code Enforcement Officer Leo Trudeau, NRPC Circuit Rider Jay  
13   Minkarah, Ralph Porter, Nicole Porter, Jackie Smith, Fire Chief Brian Smith, Steve Brown  
14   of Center Road, George Ayers and his wife, Mr. Senior and his wife, and Richard Ayers.

15   **New Business:**

16   **Case 2024-01**

17   **Home Business Application**

18   **Map 225, Lot 8 at 1003 Center Road**

19   **Ralph and Nicole Ayers**

20   RNH Motors, LLC owner Ralph Porter proposes to change a home business, previously approved  
21   for on-site and off-site mobile repairs to automotive vehicles, diesels, trailers, welding, and custom  
22   fabrication to also become a State Inspection Station. Rural Lands 1.

23  
24   Ralph and Nicole Porter were present as well as a number of abutters.

25  
26   Mark Chamberlain felt they could not be accepted the application because service stations are  
27   not allowed in the district. Bob Newton read the definition of service stations. He referenced that  
28   selling fuel made a difference in how to view the business.

29  
30   Ralph Ayers was asked to hold his questions until it was abutter question portion of the meeting  
31   but continued to interrupt the meeting.

32  
33   **VOTE: Bob Newton moved to accept the home business application. Ray Humphreys**  
34   **seconded the motion. Motion passed 5-1-0. Mark Chamberlain voted no**  
35

36   The applicant provided information on their home business. Nicole Porter presented 23 letters  
37   of support from supports., which were added to the file. Many abutters, the fire chief, and Steve  
38   Brown of Steve Brown School Bus Service spoke in favor of the home business.

39  
40   **VOTE: Bob Newton moved to approve the application with two conditions subsequent**  
41   **and required to be received within 30-days:**

- 42       1. A sketch of floor plan of workshop.  
43       2. Attach and send in a written waste management plan that describes what you are  
44       doing and your affirmation the business will stick to that plan and to conform. Ray  
45       Humphryes seconded the motion.  
46

47 Nicole Porter asked for clarification on the sketch.  
48

49 **Motion passed 6-0.**  
50

51 **Public Hearing: Potential Zoning Amendments for 2024 Town Meeting**  
52 **Amendment 6**

53 Amendment Section 400 – GENERAL PROVISIONS to create a new section 412.00 to authorize  
54 the use of a Conditional Use Permit (CUP) to allow the Planning Board to approve uses as defined  
55 within this ordinance and amend Section 302 (Table of Permitted Uses) and sections 503.00,  
56 603.00, 703.00, 803.00, 1303.00 to replace term “Special Exception” with the term “Conditional  
57 Use Permit”.  
58

59 No public was present for the public hearing which opened at 8:12 p.m.  
60

61 This is slightly different from last month due to Jay Minkarah adding in the extra language. The  
62 Board was in agreement.  
63

64 **VOTE: Mark Chamberlain moved to accept Amendment 6 as written and to send it to the**  
65 **Selectmen to go to Town Meeting in March 2024. Bob Newton seconded the motion.**

66 *Vote will take place after closing the hearing.*  
67

68 Bob Newton considers this as substance change that would require another public hearing, this  
69 is verifying the intent. This was discussed.  
70

71 **Amendment 8**

72 Amend Section 1400.00 to include an alternate member and to include Equitable Waivers under  
73 185 the allowable actions for the Zoning Board of Adjustment.  
74

75 Closed public hearing 8:18 p.m.  
76

77 **VOTE: Mark Chamberlain moved to accept Amendment 6 as amended and sent it to the**  
78 **Board of Selectmen to include in the Warrants for the 2024 Town Meeting in March. Bob**  
79 **Newton seconded the motion. Motion passed 6-0**  
80

81 Part A currently said, “when required by zoning” replace “zoning” with “this ordinance.”  
82

83 **VOTE: Mark Chamberlain moved to accept Amendment 8 and send it to the Board of**  
84 **Selectmen to include in the warrants for Town Meeting in March 2024. Motion passed 6-0.**  
85

86 Jay Minkarah will put what we approved last meeting and what we approved tonight and forward  
87 the votes to T/ A Boland and copy the Planning Board.  
88  
89  
90  
91

92 **Minutes:**

93 **December 7, 2023:**

94 **VOTE: Ray Humphreys made a motion, Bob Newton seconded to approve the Dec. 7,**  
95 **2023 minutes as written. Motion passed 6-0.**

96  
97 **December 21, 2023:**

98 **VOTE: Bob Newton made a motion, Ray Humphreys seconded to approve the Dec. 21,**  
99 **2023 meeting minutes as written. Motion passed 6-0.**

100  
101 **Master Plan Update**

102 The Master Plan Committee had a meeting made some progress.

103 They talked about survey and having an information at a table at town meeting.

104  
105 Lou Rota said that Jessie Salisbury informed him that the community engagement survey went  
106 out 20-years ago. She does not remember the survey and does not have a copy. It was  
107 suggested to ask Bob Rogers if he has any relative information on the survey.

108  
109 The next Master Plan meeting is Feb. 8, 2024.

110  
111 **Correspondence:**

112 None

113 **Other Business Not on Agenda:**

114 None

115  
116 **Adjournment:**

117 **VOTE: Ray Humphreys moved, Bob Newton seconded to adjourn at 8:36 p.m.**  
118 **Motion passed 6-0.**

119  
120 Respectfully Submitted,

121  
122  
123  
124  
125 Kathleen Humphreys  
126 Planning Board Secretary