

1                                   **TOWN OF LYNDEBOROUGH**  
2                                   **PLANNING BOARD MINUTES**

3                                   **February 15, 2024**

4                                   *Draft 1*

5  
6  
7   **7:00 PM      Call to Order & Roll Call**

8  
9   **Members Present:** Chairman Charlie Post, Vice Chair Ray Humphreys, Mike  
10 Decubellis, Lou Rota, Bob Newton, and 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, Justin Zedunczyk from Pike Industries, and resident Richard Ayres

14  
15 **Public Comment:**

16 Richard Ayres said the correct the spelling of his last name to "Ayres".

17  
18 **New Business:**

19 **Case 2024-02**

20 **Excavation Permit Transfer from Thomas Quinn, Jr. to Pike Industries, Inc. to**  
21 **reflect change of ownership.**

22 **Tax Maps 245 & 238, Lots 3-7 and 22-23, RR1**

23  
24 Justin Zedunczyk from Pike Industries was present.

25  
26 Mr. Zedunczyk informed the Board that Pike Industries purchased the land and need to  
27 transfer the name. The lot is grandfathered for the pit. He said that anything they  
28 moved in there will be smaller than their typical operation.

29  
30 Members of the Board asked about stockpiles of material.

31 **VOTE: Bob Newton made a motion, Ray Humphreys second to approve the**  
32 **change of ownership from Thomas Quinn, Jr. to Pike Industries, Inc.. Motion**  
33 **passed 5-0.**

34  
35 The Chair will do a NOD for the Pike Industries transfer. It was suggested to locate the  
36 document from last year and tie those together.

37  
38 **Topic Labeling System**

39 The Board has been labeling the applications by year and case, but there is not and  
40 official procedure. The board discussed the best way to label. been called to our attention  
41 we don't have a procedure for that and to have a different number system for subdivisions  
42 and site plans. For example, S=Subdivision. Case numbers will be provided for  
43 conceptual discussions as well. an application is submitted in December but will be on  
44 the January agenda, it is best to label that application for January. It was suggested to  
45 include the tax map and applicant's name.

46  
47 Agreed format:  
48 PB Case# 2024-02

49  
50 The critical thing is we put a case number on everything. It helps refer to the minutes and  
51 to know where the paperwork goes.

52  
53 **VOTE: Bob Newton made a motion, Mark Chamberlain seconded to adopt the new**  
54 **case system for topic labels. Motion passed 5-0.**

55  
56 **Minutes:**

57 The January 18, 2024 meeting minutes will be tabled until the next meeting.

58 **Other Business:**

59 **Master Plan Committee**

60 Chairman Post said the Master Plan Committee cancelled their last meeting in order for  
61 members to attend the School Board meeting instead. They did receive feedback from  
62 the Cemetery Trustees. Their next meeting is March 7, 2024.

63  
64 Action items to help increase public participation include:

65 Reaching out to the media.

66 Mention it at Town Meeting on March 16, 2024. Chair Post will work on a draft.

67 Post information on social media pages.

68 Talk to individual residents.

69  
70 Ray Humphreys mentioned the Zoning Board Rules of Procedures were discussed at  
71 their last meeting and will be ready for a vote at their March meeting.

72  
73 **Correspondence & Permits:**

74 **Inspection Station Applications**

75 The Planning Board Chair, Board of Selectmen's Chair, or Code Enforcement Officer  
76 should be authorized sign the two inspection station documents. The state gives 30-days  
77 for the town to sign the and with the Planning Board meeting monthly, that causes a timing  
78 problem.

79 The town received two applications around the same time for different automotive  
80 businesses on Center Road. There was some confusing that there were the same  
81 application. The applications were for RNH Motors/Ralph Porter and a transfer of

82 inspection station name from Steve Brown School Bus Services to Center Road  
83 Automotives, LLC

84  
85 **VOTE: Mark Chamberlain made a motion to sign the permit to the Department of**  
86 **Safety DMV for RNH Motors, LLC on Center Road owned by Ralph Porter. Ray**  
87 **Humphreys seconded the motion. Motion passed 5-0.**

88  
89 **VOTE: Ray Humphreys made a motion to sign the permit to the Department of**  
90 **Safety DMV for Center Road Automotive, LLC on Center Road, owned by Walter**  
91 **Murray. Mark Chamberlain seconded the motion. Motion passed 5-0.**

92  
93 *Chairman Post signed both documents.*

94  
95 **Feel Good Farm Correspondence**  
96 The Board received a letter from Feel Good Farm requesting a one-month extension for  
97 the application renewal hearing, which should have been in February 2024. The letter  
98 was signed by Sharon Boisvert and dated, January 24, 2024. *(See file)*

99  
100 **VOTE: Mark Chamberlain made a motion, Bob Newton seconded to accept the**  
101 **letter from Feel Good Farm and move the hearing to the March 21, 2024 meeting.**  
102 **Motion passed 5-0.**

103  
104 **Adjournment:**  
105 **VOTE: Bob Newton moved, Lou Rota seconded to adjourn at 8:06 p.m. Motion**  
106 **passed 5-0.**

107  
108 Respectfully Submitted,

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110  
111  
112  
113 Kathleen Humphreys  
114 Planning Board Secretary

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