

**Draft**  
**UNITY PLANNING BOARD MINUTES**

May 2, 2017

**Call to Order:**

Meeting was called to order at 7:05 pm by Bob Trabka

**Roll Call:**

Members present: Bob Trabka – Chair; Bill Schroeter—Ex Officio, Craig Shute—Member; Glenn Walker – Member

Members of the Public present: Patrick Dombroski representing Pat and Sonny Heino ; Pat and Sonny Heino

**Minutes of previous meeting:**

Bill made a motion to accept the minutes from the April 4, 2017 meeting, Glenn Walker seconded the motion. All were in favor.

**New Business:**

Patrick Dombrosky was at the meeting as an agent of the Heino's representing a lot line adjustment referring to Tax Map #638 and #638-1. He briefly reviewed the site plan regarding the Heino's property. The well will have an easement which will serve the house. Patrick will write up an easement on the other property to maintain and use the land. Board will notify abutters. Two are in Newport, one is in Goshen and two are in Unity. Patrick will submit the application with all required information by Thursday the 4<sup>th</sup>.

The Heinos were also looking to run a kennel where they breed Golden Doodles. There will be no physical changes to the property. If they exceed 50 puppies a year they are required to register with the State of New Hampshire. "Bittersweet Farm" has one big kennel divided into two kennels approximate size 50-60 feet long and 20 feet wide and another on the side of the house. There are a total of 12 dogs right now but they only breed about 6. They keep puppies for 8 weeks. The Board and the Heinos agreed that if the number of puppies bred exceed 100 the Heinos must come back to the Board for a Site Plan Review.

Glenn made a motion to waive the Site Plan Review provided the number of puppies produced does not exceed 100. Craig seconded, all were in favor.

a) Rules of Procedures

Bob made some changes and reviewed the Rules of Procedure with the Board. Procedures should be reassessed every year. Bill made a motion to approve Rules of Procedures as amended. Craig seconded, all were in favor.

**Unfinished Business:**

a) Newport Sand and Gravel

Bob contacted Dick Fraser and left a message. He will try to meet with Dick to verify that the closure was completed to plan.

b) Carrol Brook Road business

Bob contacted the NHMA. They told him that the Planning Board has no enforcement powers. If the Select Board are the enforcement agents then they would have to work with the residents to work toward resolution. Bob has searched minutes and has not found no record of a Site Plan Review as of yet. Bob has not finished his search yet.

**Other Business:**

a) Public comment

None

b) Future Agenda Items

None

**Communications Directed to Board:**

None

**ADJOURNMENT:**

Bill made the motion to adjourn at 8:21pm, Glenn seconded. All were in favor.

Respectfully Submitted,

Penny Trabka

Planning Board Secretary