

FINAL

Bridgewater Planning Board
January 21, 2025 Work Session Minutes

Board members present: Chair- Patrick Roach, Ken Weidman, Steve Hering, Joe Wilkas, Paul Wilson, Jeff Bird, Ex-officio- Terry Murphy

Public present: No public present

Patrick called the meeting to order at 7 PM. The board ensured the mylar for NFCS had enough signatures, and Patrick directed the board to review the minutes from September 17, 2024. Paul made a motion to accept the minutes, Patrick seconded, Joe abstained, and the motion passed unanimously. Patrick directed the board to review the minutes from October 15, 2024. Jeff made a motion to the accept the minutes as amended (the amendments of moving P. Wesley Morrill Jr. from “members present” to “public present” as an abutter, verifying the total square footage of Newfound Country Store, a corrected vote wording regarding Steve on page 5, and page numbers where appropriate), Ken seconded, Paul abstained, and the motion passed unanimously.

Discussion was continued from prior meetings regarding the development of a noise ordinance (time of day restrictions, enforceability for the police department, types of noise, possible differentiations for the three zones, reasonable expectations of private versus commercial noise, waivers/exception considerations, decibel limitations, water acoustics), brainstorming RV/Airbnb’s/short term rental stipulations, creating reasonable controls on garage conversions and their potential for septic issues (adding bedrooms), and discussing creating a responsible removal requirement for trees ranging from single trees to clear cutting. Jeff volunteered to develop an initial framework for establishing a noise ordinance to present at the next meeting.

Joe made a motion to adjourn, Steve seconded, and the meeting was adjourned at 8:05 PM.

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Bridgewater Planning Board
March 18, 2025 Minutes

Board members present: Chair- Patrick Roach, Ken Weidman, Steve Hering, Joe Wilkas, Paul Wilson, Jeff Bird, Ex-officio- Skip Jenness Jr.

Public present: Chris Neeb, Alan Barnard (Barnard Survey Associates Inc)

Patrick called the meeting to order at 7:00 PM and the members of the board introduced themselves. Patrick announced that the first order of business on the agenda was a proposed merger/adjustment to divide M115 L11 in half; merge into Neeb to the north and merge into the JCFC to the south, eliminating the lot located at 177 Shore Drive North. Patrick and Ken verified receipt of all abutter notifications and confirmed the completion of the application. Ken made a motion to accept the application as complete, Steve seconded, and all members voted in favor of accepting the application and the application was accepted.

The board familiarized themselves with the tax map that Alan distributed. Alan explained that the request is that the lot highlighted in yellow is going to be split in half, merged into the two surrounding lots, and deeded to JCFC LLC and the Neebs. Alan gave a brief history of the property and stated that as it stands, they could still build a three-bedroom house with a garage on the lot. Patrick asked about the tip up dock in the photos and Alan answered that it would be removed. Alan stated he met with DES who allow the tear down of buildings with the ability to rebuild, but that the foundation could not be removed without a shoreline permit. Alan clarified that JCFC LLC is Joseph Woods and family. He added that the Neebs will end up rebuilding the cottage as it was built in the 1960s, and that the state does not have an issue with the deck. He stated that part of the deck is on the Woods property, but with the new lot line adjustment, it won't be. Ken asked if the deck was in the setback and Alan responded yes, but that he couldn't go to the zoning board for a variance request without the lot line adjustment conditionally approved from the planning board first.

Patrick questioned if the planning board conditionally approves the lot line adjustment, would Alan then approach the zoning board for a variance for the deck, and Alan answered yes with two possible outcomes- the approval of the variance from the zoning board to keep the deck, or the removal of the deck. Jeff confirmed that after the planning board's conditional approval, they would approach the zoning board for a conditional approval regarding the deck, then reapproach the planning board once the conditions have been met and the board can then sign the tax map. Alan stated that Mr. Woods wants to keep the deck and that Mr. Neeb is okay with it.

Discussion was held regarding the town's attorney and their input as to whether the deck will need to be removed. The consensus was that the zoning board would be the ones to address that in their variance consideration.

Discussion was held about the potential hardships and uniqueness of the property that the zoning board would need to consider in conjunction with the history of the property prior to zoning being created in 1988, and the improvement that is two more conforming lots in place of three existing nonconforming lots.

Alan summarized that the planning board's conditional approval tonight would establish the new lot lines for the merger (and elimination) of M1115 Lot 11 to JCFC LLC to the south and Christopher and Halle Neeb to the north, subject to either the deck getting a variance from the zoning board of adjustment, or the deck being removed. Steve added another condition that the existing septic in the lot will need to be removed or crushed and filled. Alan agreed.

Patrick asked if the foundation would be removed and Alan answered yes, but once they remove the foundation, they lose the opportunity to rebuild a three-bedroom house with a garage if the merger is denied. Ken stated that he and Steve Williams confirmed the deck is considered a structure by zoning definition.

Patrick made a motion for a conditional approval of the lot line adjustments for the merger of M1115 Lot 11 into JCFC LLC to the south and the Neebs to the north, subject to either being granted a variance for the deck by the zoning board of adjustment, or the removal of the deck, as well as the existing septic in the lot being removed or crushed and filled. Paul seconded the motion, all board members voted yay, and the conditional approval passed. Alan stated he will bring back the plans for signature after the meeting with the zoning board of adjustment.

Patrick asked if there was old business, and there was not. Patrick directed the board to review the minutes from the January 21, 2025 work session. Paul made a motion to accept as written, Ken seconded, and all voted in favor. The motion passed.

Paul made a motion to adjourn, seconded, and the meeting was adjourned at 7:30 PM.

FINAL

Bridgewater Planning Board
June 17, 2025 Work Session Minutes

Board members present: Chair- Patrick Roach, Ken Weidman, Steve Hering, Joe Wilkas,
Ex-officio- Terry Murphy

Public present: Steve Williams (Chair, Bridgewater Zoning Board), Wojtk Staszkiwicz
(Newfound Lake Inn)

Patrick called the meeting to order at 7 PM. Follow up discussion from January was held regarding tree removal ranging from a single tree to clearcutting and who governs the regulations around such, as well as the town's steep slope ordinance. He shared a study by the Hubbard Group in Campton that concluded clearcutting is not evil due to the fast regeneration of New England forests (roughly 7 years), and that the logging industry had input into the study as well. Steve W. added that they were studying the nutrient loss of clearcutting. Terry stated he wasn't sure that the town has the authority to be involved with the regulation of renewable resources, and that other renewable resources are governed by the state through things like excavation permits, etc. Steve W. added that the Timberland Association could be a resource in that situation and the state laws are specific along roadways and waterways. Terry stated he sent a letter to the attorney to get their feedback but had yet to hear back. Discussion was held regarding other instances in town of many acres being clearcut, the worst disaster for Newfound Lake in the 1800s resulting from significant clearcutting, as well as the hypothetical repercussions if every landowner decided to clear cut (especially around the lake), and the importance of the town's existing steep slope ordinance. Steve W. stated that any forest project 40 acres or more requires a permit from the state, and that steep slope is limited by today's machinery. Terry stated they can remind people to use a forester. Patrick stated they will wait for feedback from the attorney in terms of authority in tree removal authority.

Terry steered the conversation toward noise complaints directed at the Newfound Lake Inn. He explained that their gathering permit for June was approved, but that there was a request for one from July-December still waiting for approval. He stated the selectmen visited Newfound Lake Inn on Thursday night for an event that started at 7:30, to which Steve H. stated the loud music started between 3:30 and 4pm. Wojtk, an employee of the Inn, stated that the band did not arrive until 6pm, and Steve H. responded that loud music was coming from the Inn prior to that. Terry confirmed he had received calls of concern regarding noise coming from the Inn, and that it brought the discussion of creating a town noise ordinance to the forefront.

Discussion was held regarding issues from the previous owner of the Inn, Larry, who used to set off fireworks almost every weekend during the summer. The discussion evolved into current noise issues of the Newfound Lake Inn, and Wojtk explained that they are no longer offering fireworks to wedding parties, and the last contracted wedding fireworks occurred in May. He stated that Duane (an owner of the Inn) was hoping to have a fireworks display on the 4th of July and New Years Eve only. Patrick asked if the music/bands are inside or outside, and Wojtk answered that some live music has been in the barn, but that last Thursday was the first time they had it out on the lawn. Steve H. stated that the Inn had music outside on the lawn last summer. Wojtk clarified that he was employed at the Inn last August, and that Thursday was the first time they had live music on the lawn since he has worked there. He added that they were hoping to do live music outside three more times throughout the summer- one on a Friday night, one on a Sunday afternoon, and one on the 4th of July. He stated that on Thursday the band was facing the lake, but if allowed to do it again in the future, the band would be facing the opposite way, back toward the property to try to minimize the noise traveling across the lake and be at a lower volume. Steve H. responded that if that happens, people further up the mountain would be complaining of the noise level. Steve H. read the Zoning Article 4-A-1 to the room and added that there were 39 concerts being advertised at the Inn over the remainder of the summer. He continued that since Thursday he had spoken with over two dozen neighbors, none of which were in support of the Inn's noise levels because it interferes with their enjoyment and peace cited in the description of article 4-A-1, and that if agreements cannot be made, request the selectmen address the violation of the zoning article. Wojtk stated that he is at the meeting to hopefully come to an agreement and clarified that 90% of the 39 events being advertised for the remainder of the summer would be indoors and mainly solo acoustic artists. He agreed the music was too loud on Thursday but that it had been turned down halfway through when Terry called Duane. Steve H. stated that the volume did not change and that ¼ mile away from the Inn he could not talk to his neighbor 100 feet away. Wojtk added that they are willing to adjust the times of their outdoor music to be more considerate and accommodating of the surrounding community. He continued that their goal is that the Inn guests have an enjoyable evening on the beautiful property and that their intent is not to disturb the community. He stated that if it came down to only being allowed to have indoor music, then they would oblige.

Compromise discussion was held regarding the best location for the band outdoors considering direction, hydroacoustics/echo, sound distortion, and neighbors as well as time of day, windows and doors being opened/closed during performances, and giving the Newfound Lake Inn a chance to rectify the situation. Terry expressed appreciation for the cut back of fireworks, the great job they did fixing up the Inn, and reiterated the need to get the noise issue under control or zoning article push back is possible as well as noting that annoying community public relations will not reflect well on marketing. Wojtk apologized on behalf of the Newfound Lake Inn, agreed to work on volume, and stated that he took a ride the day of the noise complaints to better understand the complaints to resolve them. Wojtk agreed to move the remaining two events indoors with the windows closed, and that the 4th of July event would be outdoors, and the music would be facing the barn. Terry stated that the goal is not to ordinance people to death and that the town's

goal is to be good neighbors and respect the business as well. Steve H. added that during beach events and weddings, neighbors stop mowing and other noisy outdoor activities and that they don't want the Newfound Lake Inn and neighbors to lose that respect/tolerance of one another. The board members thanked Wojtck for coming and he left at 7:40pm.

Patrick directed the board to review the minutes from March 18, 2025. Ken suggested an edit on page one to change the word "Wood's" to "Neeb's", and the board agreed. Patrick made a motion to accept as modified, Joe seconded, and the motion passed unanimously.

Patrick asked the board if there was anything else to address. Ken asked if the enforcers of the Newfound Lake Inn issues, should it come to that, would be the selectmen, and Terry answered that he would consult the attorney to confirm. Patrick stated the need to create/improve a noise ordinance. Steve H. stated that while the Newfound Lake Inn current owners/manager seem sincere and accommodating, the next owners may not be so there needs to be protection in place. He then inquired if a gathering permit was granted, could it be modified if there was a violation going on, especially from a safety perspective. Ken asked what is needed for the Inn to request a gathering and Terry answered parking on a public way, a fireman on duty, and safety services. Ken asked what differentiates between a gathering and business as usual for a normal Inn function to include a police officer for traffic control, and Steve H. followed up by asking how many people are considered a gathering. Terry answered 80-150 people. Patrick asked if they need a permit if everyone was inside, and Terry answered no, but they request them and limit parking to one side of the road for safety considerations including children entering/exiting vehicles.

Brief discussion was held regarding additional planning board members and the delayed first half tax bill.

Ken made a motion to adjourn, Steve seconded, and the meeting was adjourned at 8:12 PM.

FINAL

Bridgewater Planning Board
October 21, 2025 Work Session Minutes

Board members present: Chair- Patrick Roach, Steve Hering, Joe Wilkas, Ex-officio- Terry Murphy

Public present: James (Jamie) Guyotte, P. Wesley Morrill Jr. (Selectmen)

Patrick called the meeting to order at 7 PM. Discussion continued from June regarding noise ordinances, including challenges related to subjective tolerance, decibel-based regulations, time of day, type of noise, the prevalence of the issue, and enforcement of repeat offenders. It was decided that further discussion on noise ordinances would resume upon the receipt of Jeff's noise ordinance draft.

Jamie Guyotte introduced himself and that he operates a food truck. He distributed the floor plan of his truck, shared that the owner of Squam Lake Plumbing and Heating is his brother, and that his brother now owns the lot that used to be Brandon Hiltz's, directly adjacent to the power plant. He went on to say that the lot abuts the Ambrose Pit, the electrical transfer station, and John Jenness Road, and that's where he would like to park his food truck.

He clarified that, under NH RSA 31:102-A, the unit does not qualify as a food truck- defined as a self-driven, motorized, axled vehicle- but rather as a mobile cook unit, which has no motor, is stationary, and relies entirely on a tow vehicle for movement. Jamie outlined the rigorous and highly specific requirements imposed by the New Hampshire Department of Health and Human Services (DHHS). These include detailed floor plan reviews; documentation of model numbers, NSF certifications, make, year, and quality of stainless steel (including gauges); and compliance with routine health inspections and licensing/certifications for mobile cook units. He explained that state law further requires that the unit be capable of becoming mobile within 30 minutes. The unit must be fully self-contained, including its own fresh potable water supply and gray water system, with required tank ratios met. This includes a means of freshwater dispensing and an onboard holding tank for gray water. Additionally, the unit must have an appropriate power supply to support adequate refrigeration consistent with the approved menu. All menu items and kitchen equipment must meet fire safety standards, including installation of an Ansul fire suppression system for any combustible materials. Propane-fueled equipment requires fire suppression above each unit, tested by the state and installed by an approved installer.

Terry asked if he had operated his mobile cook unit in Ashland previously, and Jamie answered yes, and that as of January 2023, the State of NH delegated all vendor, hawker, and peddler licensing management to the individual towns. He explained that it poses a

problem for entrepreneurs if the town has not received that information, which was the case in Ashland. Jamie summarized that after providing his specifications, hours of operation, intentions, and obtaining signatures from 3 out of 5 Selectmen (2 were absent), he was granted permission to do business in the Town of Ashland, however, Ashland is still in the process of obtaining their own vendors, hawkers, and peddlers certificate. He added that Bristol has their own RSA as well.

He went on to say that the State of NH itself, as well as many towns in NH, dictates that you can operate your business in any town that allows you to do business as a vendor on private property with a permit from that town, providing they abide by all noise, zoning/setback, and other applicable ordinances or regulations.

Jamie distributed his site plan. Terry stated that because the request is to park in an industrial zone and that the mobile kitchen is mobile, the Selectmen do not see the need for a site plan and that the Selectboard wanted to ensure the Planning Board did not have any issues with the request. Wes added that vendor permits must be renewed annually. Patrick asked if he would be on Squam Lakes Plumbing and Heating Property, Jamie answered yes, and oriented the board to his requested location on his site plan. Steve asked how far off the road he would be parked, and Jamie answered approximately 100 feet from the road center line. Terry stated he will have to follow existing signage rules of the town. Patrick followed up by asking if there would be a sign by the road, and Jamie responded that he wants to have one eventually. The selectmen and the board members expressed appreciation to Jamie for asking permission first. Steve asked if there were an access road and parking, and Jamie replied that there is a driveway and adequate parking. Steve asked if there would be any issue with two businesses being on one lot, and Terry answered no because one is mobile and is in the industrial zone.

Jamie explained that as he did with Ashland's Selectboard and Planning Board, Bridgewater's, and others, he is asking for permission, direction, and guidance on how to operate things correctly in their town, and his intent is not to ruffle any feathers. He advocated for the growing food truck/mobile kitchen industry. Terry stated they would grant a one-year permit with conditions on it, and that site design is overkill as it is mobile.

Patrick asked what the hours of operation will be. Jamie answered that currently he is the only employee and is requesting the hours of Thursday and Friday 12pm-6pm. He explained that there is potential for two more employees, and if the menu is sufficient, the goal would be Tuesday- Friday lunch as well. Terry asked what his hours were in Ashland, and Jamie answered Tuesday-Saturday 11am-7pm. Patrick asked if there were any sanitation concerns and about porta potties. Jamie answered that everything is gray water, and there is not a requirement for porta potties because it is takeout, but that he could put some there if he adds picnic tables in the future as his brother has a septic truck. Patrick asked if the board members were okay with it, and they all answered yes. Terry asked if Jamie will occasionally move the mobile cook unit, and Jamie answered yes that he travels to Freudenberg, various employee appreciation days, occasional weddings, fairs, reunion parties, Blues Festival in Thornton, two locations in Dover twice a month,

and more. He shared that he wants his business to grow in hopes to provide good, affordable food. Wes and Terry discussed creating a vendor permit. Jamie suggested looking online for examples from other towns. Terry asked if the state comes in periodically to inspect sanitation of a food service and Jamie responded that they should, but that their requirement is only once per year, and that no one can operate in the State of NH unless the health inspector has agreed that all minimum requirements have been met. Wes stated that a lot of the older people have given up the food truck business due to the cost to retrofit their units to newer regulations. Terry advised Jamie to bring his stuff this week to work on the vendor permit, and Jamie shared that Wes has his contact information if anything comes up. Jamie thanked the board and left the meeting at 7:45 PM.

Patrick directed the board to review the minutes from June 17, 2025. Steve suggested an addition be made regarding the Newfound Lake Inn agreeing to move two events indoors with the windows closed, and that the 4th of July event would be outdoors and the music would be facing the barn. The June minutes mentioned a timber tax, and Wes added that it is all controlled by the Division of Forestry and that the town can't regulate that. Steve referenced the minutes and asked if the board or town can create more stipulations on gathering permits to include revocation if abused. Terry answered yes, he has no problem with modifying them and a length of time can be added to each permit. Brief discussion was held about being stricter with the gathering permits. There was not a quorum to approve the minutes.

Terry gave a summary of the Grafton County jail and proposed \$72 million courthouse. He also shared SAU 4's interest in purchasing the TD Bank building in Bristol and the potential for the closure of the Danbury and New Hampton elementary schools.

Joe made a motion to adjourn the meeting, Steve seconded, and the meeting was adjourned at 8:07 PM.