

PLANNING BOARD MINUTES
July 14, 2010

APPROVED as amended & clarified
7/28/10_jrl_____

- AGENDA: CONTINUED SPECIAL USE PERMIT: JOHN MESSINA, Holiday Hills Dr., #114-125
CONTINUED SUBDIVISION: MILDRED RENT/ALAN BARNARD, West Shore Road, #108-042
COMPLIANCE: PAUL & TAMI ZAREAS/RICHARD BACON, 77 Ravine Drive, #111-084
PCC: ALAN BARNARD FOR HABITAT FOR HUMANITY
MINOR SITE PLAN: J. P. & BETH MORRISON, 320 Summer Street, #223-089
- ATTENDING: Dan Paradis (Chairman), Murray Campbell, Janice DellaCroce, Clay Dingman, Steve Favorite (Alternate)
- ABSENT: Elizabeth Seeler (Vice-Chairman - away), Phil Dion (Selectmen's Rep. – conflict), Denice DeStefano (away)
- OTHER: Michelle Bonsteel (Land Use Officer), Michael Capone (Town Administrator), public

The meeting opened at 7:00 p.m. S. Favorite sat in for D. DeStefano.

MINOR SITE PLAN: J. P. & BETH MORRISON

The secretary explained that the notice for the paper had been sent in, verified, but never printed. Mr. Paradis stated that, due to this error, he cannot take testimony tonight but can treat it as a PCC. The hearing shall have to be held next month when proper advertising has been done. Ms. Morrison asked if she could open in the meantime. She added that she is only looking to change the model home into a consignment shop. There will be some interior changes (paint, lighting, shelves). They will change the sign on the front of the building and the one out by the street. The new name will be "Second Hand Rose". She is not sure if she will need additional parking. She felt that Skip Sagris (Dunkin Donuts) would have the most problem with this but he gave her his blessing. She is all ready to open. Her hours are to be Monday through Friday, 10:00 to 6:00 and Saturday 10:00 to 4:00. She will be closed Sunday.

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MORRISON continued:

Mr. Paradis stated that he cannot give the go-ahead to open but, if she does, it is a chance she is taking. Mr. Barnard asked to speak and explained that the State regulations changed to “by posting or publication”. Mr. Paradis looked this up and found it in RSA676:4 (d) which he read aloud. The Board then looked at their Subdivision/Site Plan Regulations which stated that it had to be in a paper. The Board determined that they could waive this as it is in their own regulations.

C. Dingman made a MOTION, second by M. Campbell, to WAIVE THE PUBLIC NOTICE IN A NEWSPAPER FOR THE MINOR SITE PLAN OF J. P. & BETH MORRISON. The motion CARRIED.

Mr. Paradis then moved this case back into the original agenda position.

CONTINUED SPECIAL PERMIT: JOHN MESSINA

Mr. Messina explained that on June 18th, they went digging and exploring with Anna Ford of DES (Dept. of Environmental Services). He does not know the results as yet as Ms. Ford is to send them to the Conservation Commission or himself. Mr. Messina continued to say that he attended the July 7th meeting of the Conservation Commission. They are waiting on the finding of DES. They will hold a special meeting when they receive the results and will notify Mr. Messina. Therefore, Mr. Messina asked for a continuance of his Special Permit hearing.

C. Dingman made a MOTION, second by J. DellaCroce, to CONTINUE THE SPECIAL PERMIT HEARING OF JOHN MESSINA TO AUGUST 11, 2010. The motion CARRIED.

Mr. Paradis added that he hopes that the Conservation Commission will communicate with the Planning Board, as well.

COMPLIANCE: PAUL & TAMI ZAREAS/RICHARD BACON

Mr. Paradis read the e-mail received from Richard Bacon asking for a continuance as they do not have the NHDES approval as yet.

C. Dingman made a MOTION, second by S. Favorite, to CONTINUE THE COMPLIANCE HEARING FOR PAUL & TAMI ZAREAS/RICHARD BACON TO AUGUST 11, 2010. The motion CARRIED.

Mr. Paradis read the letter received from the Fire Chief and asked that copies be made for the Board members.

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PCC: ALAN BARNARD/HABITAT FOR HUMANITY:

Mr. Barnard explained that Habitat is looking at 2 lots on South Main St. (where the old Tip Top house was and the lot next to it). They would like to have 4 houses and therefore are looking at cluster housing. This is in the Rural District, Class 3. They have had a wetland scientist in and there are no wetlands over an acre. Mr. Barnard still has to check the overlay and the steep slope ordinance. Mr. Paradis stated that it would probably need a Variance. Mr. Barnard said that they would need something for any driveway now. Habitat would like to leave some land around each cottage but it would be best to keep the open space up back. Habitat would prefer to have as much as possible separate. They do not have road frontage for 4 houses, he added. They would need a waiver for a cul de sac. Mr. Paradis said that the town fire/highway prefer a hammerhead. He added that this board has not dealt with cluster housing and will have to look at that again. Mr. Barnard said that we used to go by lot size. He went on to say that they will need State Subdivision, talk with the Fire Department, and see DOT (Dept. of Transportation). Ms. Bonsteel said that the Fire Chief and she would be able to meet with him at any time.

Mr. Paradis asked about septic and Mr. Barnard stated that they would prefer separate systems for each to handle themselves. He will know better after he has done the test pits. Mr. Paradis could see no fatal problems. Of course, a PCC is not binding on the applicant or the board.

It was determined that the application and the necessary paperwork would need to come in by this Friday for an August hearing. Mr. Barnard suspected that this would not be possible.

MINOR SITE PLAN: J. P. & BETH MORRISON

The secretary read the application, the abutters notified, where the hearing was posted and said that there were no phone calls nor messages received. Mr. Paradis read that a Site Plan is needed for more than 1 use in a non-residential building. As there are no changes to the outside, this hearing shall be a Minor Site Plan.

The Board went through the checklist. It was determined that they should ask for a waiver for parking. This was done.

S. Favorite made a MOTION, second by M. Campbell, to WAIVE THE PARKING PORTION OF THE CHECKLIST. The motion CARRIED.

Public comment was asked for with none forthcoming. Mr. Paradis then asked if the Board had any other questions. Ms. DellaCroce asked about the change to the two signs and Ms. Morrison stated that they will remain the same size; only the lettering will change.

C. Dingman made a MOTION, second by J. DellaCroce, to ACCEPT THE MINOR SITE PLAN APPLICATION AS COMPLETE. The motion CARRIED.

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MORRISON MINOR SITE PLAN continued:

S. Favorite made a MOTION, second by M. Campbell, to APPROVE THE MINOR SITE PLAN OF J. P. AND BETH MORRISON AS PRESENTED. The motion CARRIED. The Board signed the plans and the Notice of Decision.

SIGNING FOR IT'S ALL RELATIVE LLC:

The Board had received a plat, modified by the Chairman and secretary into 1 page, and they signed it now that it was complete.

TOWN ADMINISTRATOR:

Mr. Paradis introduced the new Town Administrator, Michael Capone, to the Board. Mr. Capone had joined the meeting while we were going through the cases.

MINUTES OF JUNE 23, 2010:

The following amendments and clarifications were made:

Page 1, date, change from "June 9" to "June 23". Under Cont. Site Plan, 1st and 2nd line, change "content to charge" to "currently charging".

Page 3, change all "L-CHIP" references to "LCHIP". Last line, replace "things" with "projects simultaneously".

Page 4, change "L-CHIP" to "LCHIP". 1st paragraph, 4th line, replace "a planning outfit" with "an overall plan prepared by a professional planner".

C. Dingman made a motion, second by M. Campbell, to approve the minutes as amended. The motion carried with one abstention.

CORRESPONDENCE:

The Correspondence was looked at. The secretary will hold on to the LGC Publication Catalog and The Source for awhile. The notice of the meeting for Meredith's microwave dishes/antennae had already been held. The Wetlands Regulations seminar is too expensive for our budget. The Request for Project Review form was forwarded to Joe Denning through Mr. Capone. The secretary is to toss the 23rd Annual Municipal Volunteer of the Year Awards notice. The survey for Ned and Gail Gordon was looked at and will go to the Assessor and then the Property File.

REPORTS:

Historic District Commission: Mr. Dingman reported that the Commission met last night for a Compliance Hearing with the TTCC (Tapply Thompson Community Center). After two years, they have still not complied. The Commission is looking for the Selectmen to enforce something.

Selectmen: No report as Mr. Dion was absent.

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REPORTS continued:

Capital Improvements Plan: Mr. Campbell reported that they had visited with Lt. Lewis and the Police Dept. The next meetings are to be held July 20 and 27.

OTHER:

Summer Town Meeting: Mr. Paradis questioned if the whole meeting will be run by the Selectmen as he would like to explain the current Lake District regulations and that the Planning Board would like the public's input. He is fine with the Selectmen handling the comments. Mr. Dingman stated that the Selectmen will lay the groundwork with Sewer to the Lake. Mr. Paradis added that the Planning Board does not intend to throw out their ideas but he wants to explain that we want to protect their values and their views. The meeting will be held June 24, the Old Town Hall, at 10:00 a.m.

NLRA Phase II: Mr. Paradis explained that the NLRA (Newfound Lake Region Assoc.) has received a second grant. They are to have a September meeting to get the various towns input. Mr. Paradis thought that maybe they can help us with our Lake ordinance. We have to ask and then they will decide what to address. Mr. Favorite felt that they might help with areas around the Lake. Ms. Bonsteel asked if there is an application and Mr. Paradis answered that there was not as yet. Mr. Dingman mentioned that we might ask about steep slopes. Mr. Favorite felt that steep slopes has been discussed all around the area.

Library: Mr. Paradis explained that the architect came in with 3 rough plans for a totally new building to be placed on the annex lot. It would cost somewhere in the vicinity of \$1 million to \$1.5 million. The architect, David King, was looking for input as to a "box", single floor, or what. They are debating something to last the next 125 years versus something cheap. A committee was created and they are looking for more volunteers. Anyone interested should speak to either Barbara Greenwood or Mr. Paradis.

Kathleen's Cottage: Mr. Favorite asked about enforcing parking (no handicap parking designated) and lighting for the ramp. Ms. Bonsteel said that we have no jurisdiction with the exterior lighting as it was said that it would not change. Mr. Favorite will speak to the owners as it is a safety issue. He emphasized that the focus should be on the handicap parking due to an inconvenience problem. Ms. Bonsteel mentioned that the Fire Chief went over recently when he saw fire shooting up above the fence. It turned out to be tiki torches on the outside patio.

Downtown signs: Mr. Paradis had heard that there is a problem with these. Ms. Bonsteel explained that the new tobacco shop had 2 LED and 1 back lit light in the window. She spoke with them and they were to take them down. Newfound Sales had 1 LED and she asked that be taken down as well. Of course, Mr. Capone received a call about it. Also, some went to Pat, at Pat's Seafood, about the open LED sign. Ms. Bonsteel will look into it further and talk with the Board.

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DOWNTOWN SIGNS continued:

Mr. Paradis stated that they are allowed to be illuminated in town but not blinking. However, the HDC (Historic District Commission) has no illuminated signs in their guidelines. They can seek release from the HDC. Mr. Dingman thought that the HDC could revise the standards so that Ms. Bonsteel could handle this. Right now, they must either come in for a Certificate of Approval or wait for the updated standards. They can always come in and talk with the Commission. Ms. DellaCroce questioned why they really need and “open” sign at all.

Ms. Bonsteel stated that they need an informational quorum, possibly at the next HDC meeting. It is generally felt that Bristol is anti-business, trying to push business out, etc. Mr. Paradis stated that it was meant to benefit them. Ms. Bonsteel felt that they need an opportunity to be heard. We need to make them see our vision. Mr. Dingman said that Ms. Bonsteel should let them know that they can come to any meeting of the HDC and be heard.

Signpost: Ms. DellaCroce asked the status of the signpost. Mr. Dingman stated that the directional signpost is to be piggybacked to the Downtown project. He added that we also have Historic District signs ready to be erected.

Cell Towers: Ms. DellaCroce reminded all that there is to be a Selectmen’s meeting tomorrow night and they will be addressing cell towers. Mr. Paradis added that this will just be for public input. It will still need to come before the Planning Board. Ms. DellaCroce asked why another meeting on it is to be held July 29th and Mr. Capone answered that they are required to hold two hearings.

With no other business before the Board, J. DellaCroce made a motion, second by S. Favorite, to adjourn at 9:15 p.m.

Respectfully submitted,
Jan Laferriere, secretary