

PLANNING BOARD MINUTES  
July 28, 2010

**APPROVED AS AMENDED & CLARIFIED:**

8/11/10\_\_jrl\_\_\_\_\_

AGENDA:                   WORKSHOP: FORMS, DISCUSS SUGGESTIONS GIVEN AT SUMMER  
TOWN MEETING

ATTENDING:             Dan Paradis (Chairman), Elizabeth Seeler (Vice Chairman), Phil Dion (Sel.  
Rep.), Murray Campbell, Janice DellaCroce, Denice DeStefano, Steve Favorite  
(Alternate)

ABSENT:                 Clay Dingman (conflict)

OTHER:                 Michelle Bonsteel (Land Use Officer)

The meeting opened at 7:00 p.m. S. Favorite sat in for C. Dingman.

**MINUTES OF JULY 14, 2010**

The following amendments and clarifications were made:

Page 2, 2<sup>nd</sup> line, insert “regarding public notice” following “regulations”. After the Messina hearing, insert:

**“CONTINUED SUBDIVISION: MILDRED RENT/ALAN BARNARD**

Mr. Barnard asked the hearing be continued to August 11. C. Dingman made a MOTION, second by S. Favorite, to CONTINUE THE SUBDIVISION FOR MILDRED RENT/ALAN BARNARD TO AUGUST 11, 2010. The motion CARRIED.”

Page 6, 2<sup>nd</sup> line, delete “release” and replace with “relief”.

S. Favorite made a motion, second by M. Campbell, to approve the minutes as amended. The motion carried with 3 abstentions.

**FORMS:**

Ms. DeStefano went over the changes that the Board requesting at our last workshop. Final approval was given to Voluntary Mergers, Abutter’s List, and Lot Line Adjustments.

MINOR SITE PLAN: On application, insert more space for descriptions and change Advertising costs to \$50.00. On checklist, delete “Waiver requested” in #6 and also “Waived” in the Planning Board section. Add an “L” to all “INC”. Give more space to “Board Signatures” (only 6 lines needed).

Planning Board Minutes

7/28/10

**FORMS: continued**

SITE PLAN: Application – add spacing to lines of description and change Advertising cost to \$50.00. Add “L” to all “INC”. To #49, add “Impact Fees”. Add spacing to “Board Signatures” (only 6 lines needed).

Ms. DeStefano will complete these changes and send them to the secretary in Word and as a PDF for the web. Ms. Bonsteel has done a sample Site Plan, as well.

**WIRELESS SERVICE FACILITIES CHECKLIST:**

Add lines for NOTES. #7. Change to read “Lack of existing structures”. #10. Change to read “List of contacts and copies of letters of inquiry and rejection”. #11. Structural issues/PE certification”. Eliminate #12 and #18. #19. Change to read “Visibility/Camouflage/Buffer”. #22. Change to read “Lighting/Signage/Security”. #23. Change to read “Historic District Conditions”. #27. Change to read “Tower/Mount Type”. Eliminate #34, 35, and 36.

The Board looked at the Cell Tower plans that Mr. Dion brought in. Mr. Paradis pointed out that the locus is wrong. Mr. Dion explained that they plan on coming in to the Planning Board for Site Plan, even though the town is exempt and they will go to the Zoning Board for setbacks and the type of tower.

**SUMMER TOWN MEETING COMMENTS:**

Mr. Paradis stated that Kathleen Girona brought up about the worst pollutant to the Lake being run-off. Boyd, of Newfound Lake Region Association, agrees and they are working on this. Ms. Seeler mentioned storm water being a problem. Mr. Paradis added that they encouraged that we look at materials, such as gravel, pavement, etc.

Heights were mentioned, especially when putting in a basement and only 4” is raised due to the sill. Mr. Dion added that one person brought up the fact that conforming lots can raise the height where non-conforming lots cannot.

As to septic approvals and enforcement, Ms. Bonsteel stated the DES (Dept. of Environmental Services) is talking of looking at all septic systems over 20 years of age. They are the enforcers for Bristol. Ms. Bonsteel goes out and checks when she gets a complaint and she brings DES in for those.

ZBA inconsistency was mentioned and hopefully this will be better with this new board. Public awareness of the regulations was also mentioned.

**SUMMER TOWN MEETING COMMENTS continued:**

One person mentioned that California goes by square foot of living space versus sq. ft. of land.

Mr. Paradis brought up a 3-point plan that he has in mind:

1. Any structure can be expanded horizontally as long as the maximum lot coverage by structure is not exceeded.
2. All vertical expansion of over one foot needs Special Exception. The Zoning Board would then have jurisdiction over such things as obstruction of view, etc.
3. If the plan is to exceed beyond what would be allowed for new construction, the applicant cannot increase horizontally.

Mr. Paradis stated that he favors 20% maximum coverage by lot structure. Ms. DellaCroce asked Mr. Paradis what he thinks about the suggested formula (California). Mr. Paradis feels that it is complicated. What determines living space: floor space of the building, closets, etc.? Ms. Bonsteel stated that a standard box is assessed with basement, 1<sup>st</sup> and 2<sup>nd</sup> floors. Useable space is calculated (including such things as cathedral ceilings, cape style cottages, etc.). Mr. Paradis feels that it is simpler to just go with the footprint.

Referring to Mr. Paradis' 3-point suggestion, Ms. DeStefano felt that 20% is a good place to start. Ms. Bonsteel mentioned that one cottage in Newfound Sands had a foundation collapse so that the cottage had to be rebuilt entirely. It now has a full basement under the cottage due to elevation though others cannot do the same as they are completely above ground. Mr. Paradis mentioned that the Association there also has their own rules. Ms. DellaCroce stated that we want folks to keep their properties in good repair. Ms. Bonsteel mentioned that one resident did a lot merger (as he owned two non-conforming lots) to avoid having to go for a variance.

**OTHER:**

Mr. Paradis brought up the case of Mr. Messina, stating that Mr. Dingman mentioned that he would like to know what the Conservation Commission is recommending in this case. Mr. Paradis then read an e-mail from Carroll Brown, Chairman of the Conservation Commission, which states that he will keep the Planning Board updated and that they have not been able to meet with the representative for this case as yet. Ms. Bonsteel mentioned that there are no Conservation Commission minutes here at the Town Office and do not seem to be available to the public. After discussion of this, Ms. Bonsteel stated that she will speak with Mr. Capone (Town Administrator).

Ms. Bonsteel has submitted the mica building to Brownfield grants (there are 2 for \$200,000). We have the support of the Economic Development and Ms. Corrow (former Town Manager) has sent her support, as well. Mr. Dion added that Joe Denning and Don Milbrand (Selectmen) are doing a lot on this. For the remaining two buildings below the mica building, it has been a problem finding the owners (Mr. Adams and the bank).

Planning Board Minutes  
7/28/10

**OTHER continued:**

Mr. Dion reported that the library may take down the annex building so as to expand. Mr. Paradis stated that an advocate for the town buildings is needed. We have learned that the advocate should be the Capital Improvements Plan (CIP) committee and they are to follow the Master Plan. Mr. Paradis then read RSA 674:6, page 430 of the NH Planning and Land Use Regulation 2009-2010 edition which states this. He added that, maybe the Planning Board should do a chapter for the Master Plan regarding this.

Mr. Paradis stated that there was another issue with a Silver Shores shed. He referred the Board to the Zoning Ordinance, Article VII.8.2, page 35, in which "Accessory Building" contradicts the Lake District ordinance. We shall need to look at this in the fall when we address Zoning Ordinance changes.

**CORRESPONDENCE:**

A copy of the Central Square Enhancement Plan was passed around. The secretary will put it on our office bulletin board.

The July/Aug. Town & City Magazine will be in our office for anyone who wishes to see it.

**REPORTS:**

Historic District – Mr. Dingman (Chairman) is absent.

Selectmen – Mr. Dion stated that they shall have their second meeting on the cell tower tomorrow night.

CIP – Mr. Campbell (Chairman) stated that they met last night. The Town Administrator came and was introduced. Our next regular meeting will be August 17<sup>th</sup> where we continue with preparing the plan. We are to meet with the Budget Committee again on Aug. 9<sup>th</sup> and hope to explain what the CIP committee does.

**NEW BUSINESS:**

Mr. Favorite asked for the Board's permission to remain on the TAC committee another 2 years and to have Mr. Campbell as his alternate. This needs to be addressed right away so that it can be signed tomorrow night.

D. DeStefano made a MOTION, second by J. DellaCroce, that the PLANNING BOARD RECOMMENDS STEVE FAVORITE AS REPRESENTATIVE TO THE TAC COMMITTEE AND THAT MURRAY CAMPBELL ACT AS ALTERNATE. The motion CARRIED.

Planning Board Minutes

7/28/10

**NEXT MEETING:**

The next meeting of the Planning Board will be held August 11th at 7:00 p.m. To date, we have a Minor Site Plan for Mayhew, the continued Special Use Permit for John Messina, the continued Subdivision for Mildred Rent, and the continued Compliance Hearing for Paul and Tami Zareas.

With no other items to come before the Board, D. DeStefano made a motion, second by S. Favorite, to adjourn at 8:40 p.m.

Respectfully submitted,  
Jan Laferriere, secretary