

PLANNING BOARD MINUTES
August 11, 2010

APPROVED as amended & clarified:
9/8/10__jrl_____

AGENDA: MINOR SITE PLAN: MAYHEW ISLAND, #204-001
 CONT. SPEC. USE PERMIT: JOHN MESSINA/DEBORAH
 HINDS, Holiday Hills Drive, #110-049
 CONT. SUBDIVISION: MILDRED A. RENT/ALAN BARNARD,
 West Shore Road, #108-042
 CONT. COMPLIANCE: TAMI & PAUL ZAREAS/RICHARD BACON,
 77 Ravine Drive, #111-084
 PCC: PETER DEMARCO (CELL TOWER)

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

ABSENT: Murray Campbell (conflict)

OTHER: Public

The meeting opened at 7:00 p.m. S. Favorite sat in for M. Campbell.

MINOR SITE PLAN: MAYHEW ISLAND/JIM NUTE

The secretary read the application, abutters notified, where the hearing was advertised, and stated that there were no telephone calls or written responses.

Mr. Nute explained that they wish to erect a sleeping cabin for 14 of their staff members. The present building is deteriorated to the point where a new building is necessary. The location will be on the highest part of the island but not visible off island. There will be no plumbing and the Fire Chief is only requesting hard wired smokes.

Mr. Paradis asked about power and Mr. Nute answered that it comes underground from the mainland. Mr. Dingman asked of the composting type facilities and was told that they are considering a couple. Mr. Paradis then read the DES e-mail from Jo-Ann McKenney, dated July 9, 2010, that addresses this.

Mr. Nute then stated that they have made two adjustments to the plan: the dimensions will change from 55' x 25' to 56' x 26'. Second, an anonymous donor has requested that an 8' wide porch be added. Mr. Nute presented a new copy of this plan.

Planning Board Minutes
8-11-10

MAYHEW ISLAND MINOR SITE PLAN continued:

The checklist was then addressed and the appropriate waivers were sited.

E. Seeler made a MOTION, second by C. Dingman, to WAIVE ITEM #7 ABUTTERS LIST, AND #10 PARKING REQUIREMENTS. The motion CARRIED.

Mr. Paradis asked for public input and there was none.

C. Dingman made a MOTION, second by S. Favorite, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Paradis asked for additional comments and/or questions and none were forthcoming.

D. DeStefano made a MOTION, second by E. Seeler, to APPROVE THE MINOR SITE PLAN FOR MAYHEW ISLAND. The motion CARRIED and the plans and Notice of Decision were signed.

Mr. Nute invited all to come to the island for a visit. When asked when he will start the project, Mr. Nute answered that they hope to get the bid in the next couple of weeks and start right away.

CONTINUED SPEC. USE PERMIT: JOHN MESSINA/DEBORAH HINDS

As no-one was present, the Board felt that they should continue the case once.

C. Dingman made a MOTION, second by E. Seeler, to CONTINUE THE SPECIAL USE PERMIT HEARING FOR JOHN MESSINA TO SEPTEMBER 8, 2010. The motion CARRIED.

CONTINUED SUBDIVISION: MILDRED A. RENT/ALAN BARNARD

Mr. Paradis summarized this case so as to bring everyone up to date. The minutes of March 10, 2010 stated that the following items were missing:

- Name of the road
- Width of the private road, deeded accesses and utility easements for all lots
- “not completed” notes removed from the plan
- Turn around details (culvert locations and installation)
- CSPA application for work within 250’ of Newfound Lake
- Lot designation corrections
- Final monumentation set

The Board then went over the list to be certain that everything has now been met. Mr. Paradis asked if Rent Road had been approved for 911. Mr. Barnard said that this needs to be done. He continued to say that there is a blanket easement on the plan. There is no width dimension as this is only an access road. They have a future utility easement for town water and sewer if it is voted in. He removed the “not completed” notes. The Shoreland Protection approval has been submitted. Mr. Paradis read the conditions given on this approval. Mr. Barnard continued by saying that all construction of buildings is beyond the Shoreland Protection area. He then showed the Board the approved plan by Shoreland

Planning Board Minutes
8/11/10

RENT SUBDIVISION continued:

Protection. Mr. Barnard then pointed out the designation of the lots and the lakeshore piece that has been divided with the southerly area being for Lot 3 only.

Mr. Paradis asked for comments and/or questions. There were none. Mr. Barnard stated that the subdivision is to divide for lots 2 and 3 and for access to lot 3. Ms. DellaCroce asked if the plan is marked "private road". Mr. Barnard stated that was not a previous requirement.

D. DeStefano made a MOTION, second by E. Seeler, to APPROVE THE SUBDIVISION FOR MILDRED A. RENT AS ALL CONDITIONS HAVE BEEN MET. The motion CARRIED and the Board signed the plans and the Notice of Decision.

CONTINUED COMPLIANCE HEARING: PAUL & TAMI ZAREAS/RICHARD BACON

Mr. Paradis read the e-mail which explained that they have not heard from DES yet and that they are asking for another continuation.

C. Dingman made a MOTION, second by S. Favorite, to CONTINUE THE COMPLIANCE HEARING FOR PAUL & TAMI ZAREAS TO SEPTEMBER 8, 2010. The motion CARRIED.

PCC: PETER DEMARCO (CELL TOWER)

Mr. Demarco stated that they are looking at a 190' mono-pole now. The town will be formally signing the lease at tomorrow night's Selectmen's meeting. They intend on only clearing the area that they need to build the tower.

Mr. Dingman asked if they need to come to the Zoning Board where this will be on town property. He was told that it is town property but the business is not the towns. Mr. Paradis explained that, because this is our first application for a cell tower, the Board is working on a checklist which we hope to finish tonight. It was determined that Ms. DeStefano will e-mail the finished checklist to Ms. Bonsteel, Land Use Officer, who will send it on to them. Mr. Favorite asked about the possible 2nd tower a year from now if necessary. Steve Kelleher, with Mr. Demarco, answered that ideally, New Hampton would be best but, at the least, something near the restaurant on Route 104. Bristol Peak would be an ideal site, he added. The proposed Chestnut St. tower will cover up to the restaurant, at least. Mr. Favorite asked if it will be a 2 or 3 rack. He was told this is to be a 1 to 5 carrier.

There are a couple of things that they would like to do, Mr. Kelleher stated, but they are costly so they would like a conditional approval so as to do them only if the Site Plan is approved. Mr. Paradis stated that this Board can waive what is in the Site Plan regulations but cannot waive anything in the Zoning Ordinance. Mr. Dingman asked when they want to do the tower and was told that they would like to get it in this year. Mr. Paradis asked about lighting and Mr. Kelleher answered that any tower under 199' does not require lighting unless there is an airline. He was told that we do have an airstrip in

Planning Board Minutes
8/11/10

CELL TOWER PCC continued:

Bristol. Mr. Demarco said that they will need approval from the FCC and FAA. They may have to push the project off until Spring. Ms. DellaCroce asked if it will be operational once it is built. She was told that it would take 3 weeks with the town equipment and be operational in 3 to 4 weeks. They then asked, if the project is approved for 4 or 5 carriers, will they have to have another building permit for a 6th one. Mr. Paradis advised that they apply for the maximum amount to begin with. When asked, Mr. Demarco explained that it is to be hard wired.

With no other questions or comments, Mr. Paradis explained that a PCC is not binding on either the applicant or the Board but is done with the best of our knowledge at the time.

Susie Putnam, Bristol resident, stated that she is concerned about safety. She was worried about weight and went onto the internet and learned that the biggest danger is if anyone is in continuous exposure to the tower. Mr. Paradis explained to her that this would not come under the Site Plan Review. Ms. Putnam added that she knows that there is a need for a tower but would like the safety issue addressed. Ms. Seeler suggested that she find out about the distances, etc. of the air waves. Mr. Dion stated that this was addressed at a Selectmen's meeting in which the developers explained that they do not even meet the governments' minimum standard. Mr. Paradis advised that if Ms. Putnam is still not satisfied, she can bring it up again.

MINUTES OF JULY 28, 2010

The following amendments and clarifications were made:

Page 2, Summer Town Meeting Comments, 1st paragraph, 3rd & 4th line, replace "they" with "Susan Duncan" and replace "that we look at materials, such as gravel, pavement, etc." and replace it with "us to adopt low impact development standards."

Page 3, 3rd paragraph, 1st line, delete "lot" and add an "s" to "structure". 4th paragraph, 1st line, delete "20%" and replace with "the 3-point system".

E. Seeler made a motion, second by D. DeStefano, to approve the minutes as amended. The motion carried.

CORRESPONDENCE:

Anyone who wishes may look at the American Planning Assoc. ad which will be held in the office for a short time. Mr. Paradis read the copy of the NH Historical Resources approval for the Library window restoration. He then read the letter from them in regard of the Sewer to the Lake project. It states that there are no known archaeological items of significance in the area noted.

Planning Board Minutes
8/11/10

REPORTS:

Historic District: Mr. Dingman reported that they met last night with nothing of significance to speak of.

Selectmen: They are to meet tomorrow night, Mr. Dion stated. On the agenda is the signing for the cell tower and also to discuss the Library and taking down the annex building.

Capital Improvements: They met with the Budget Committee Monday night and it was a bit contentious. Mr. Paradis was pleased with the new Chairman. Mr. Favorite added that more than 50% still seem to think that the CIP does the budget. Some are finally getting it. Mr. Paradis said that the committee has 3 tools: Timing, Capital Reserve funds, and Borrowing. One Budget member said that he doesn't believe in Capital Reserve funds. This would cut us down to only 2 tools. He tried to explain that we try to keep capital items level funded from year to year and that we visit the different departments. Mr. Favorite said that they did open up some minds. The Budget Committee is missing the need of maintenance and training. Mr. Dion agreed.

Mr. Paradis continued by saying that the CIP committee is to meet again on August 17th. Ms. DellaCroce asked if building needs is under the CIP. Mr. Paradis answered that it is. It is supposed to be on the CIP and under the Master Plan.

Mr. Favorite felt that the Budget Committee does not understand what happens when they drop an item from the plan. Mr. Dion stated that it only increases the next year. Mr. Favorite felt that we might want to reach out to other CIP committees to see how they handle things. Mr. Paradis mentioned that, if the Budget Committee keeps dropping items, the CIP committee will get discouraged and give up. Ms. Seeler said that this is what happened when she was on a CIP committee 25 years ago. Mr. Paradis said that Dorcas Gordon, Budget Committee member, criticized them for not cutting prices on the items. She, and others, do not understand that cutting prices is not the function of the CIP committee but is for the Budget Committee to do, it was felt.

FORMS:

The Wireless checklist was looked at. Ms. DeStefano explained that she did it in landscape to allow for the comments column. Mr. Paradis suggested that she drop the font to 10 in Article X. Ms. Seeler thought it would be good to highlight each section of the Ordinance. Ms. DeStefano said that she eliminated waivers as we are not allowed to waive anything in the Ordinance. Ms. DellaCroce thought that the ZBA might want to look at our form for their use.

Ms. DeStefano felt that this checklist will be a test with our first case. Mr. Paradis thought we might want to include one example: to have a landscape plan. Ms. DellaCroce was not sure how to handle #4 meets requirements of Site Plan regulations. Mr. Paradis thought to include things like scale, wooded areas. Ms. DellaCroce said that maybe they would need a copy of the Site Plan regulations. Ms. DeStefano thought that, maybe for 4 and 5 (also to see Site Plan regulations) and add "see Addendum

Planning Board Minutes
8/11/10

FORMS continued:

A” and list the needs. Ms. DellaCroce said that this might be a 1-time deal. Ms. Seeler thought we need some means of a checklist for Site Plan. When questioned, Mr. Dion said that he was the one who mentioned to the applicants that the Zoning Ordinance allows only a mono-pole. The Board continued to try to figure out what to do about Site Plan regulations in this case. Ms. DeStefano stressed that we need to be consistent for the abutters and neighbors so that they believe we put the applicant through the normal paces.

Mr. Paradis determined that we would have to do the Site Plan first and then go through the wireless checklist. Ms. DeStefano felt that the secretary could tell Ms. Bonsteel to send the Site Plan checklist as well as the wireless checklist. A discussion was held of towers in other towns and also the issue of use versus looks. Ms. DeStefano suggested that she do a cover memo stating that the Site Plan should be applied for first and then the Wireless checklist will be done. All agreed that this sounded good. Ms. DeStefano will set this up and, when we are satisfied, will have Ms. Bonsteel send it with the Site Plan application and the Wireless checklist.

OTHER:

Mr. Favorite stated that Joe Denning held a meeting Tues. night in regards to the mica building and the two buildings below it. They have 3 different plans. They are in the process of trying to find the actual mortgager for the 2nd building and are looking at parallel parking and more greenage. They want the previous owner of the mica building to sign a statement so that he cannot come back on the town later.

Mr. Favorite continued to say that Ms. Bonsteel is looking into Brownfield grants and is trying to get Ken of Lakes Region Planning Commission to back us. Mr. Favorite added that bidding for taking down the mica building may be different due to changes, such as the removal of the 2nd building as well. The 3rd building is owned by Mr. Adams who says he wants to renovate, shore the building up and put in an apartment. The wall between his building and the 2nd building are used by both of them. His plans may be too costly.

Mr. Paradis stated that option 1 is for the mica building alone. The Mill restaurant could ask the Selectmen to let/rent an area for outside tables. Mr. Dion stated that the bakery is now asking for 6 tables outside.

NEXT MEETING:

Mr. Paradis stated that we need to determine if we want to hold the next Workshop meeting or not. C. Dingman made a motion, second by E. Seeler, to cancel the Workshop meeting that was to be held August 25th. The motion carried. The next meeting will be Sept. 8, 2010.

With no other business, C. Dingman made a motion, second by S. Favorite, to adjourn at 9:15 p.m.

Respectfully submitted, Jan Laferriere, secretary