

PLANNING BOARD MINUTES
September 8, 2010

APPROVED:
9/22/10__jrl_____

AGENDA: CONT. SPEC. USE PERMIT: JOHN MESSINA/DEBORAH
HINDS, Holiday Hills Drive, #110-049
CONT. COMPLIANCE: TAMI & PAUL ZAREAS/RICHARD BACON,
77 Ravine Drive, #111-084
PCC: MICHAEL DAUGHAN
PCC: CARDIGAN MOUNTAIN/STEVE & NANCY BLEILER

ATTENDING: Dan Paradis (Chairman), Murray Campbell, Janice DellaCroce,
Steve Favorite (Alternate)

ABSENT: Elizabeth Seeler (Vice Chair – ill), Phil Dion (Sel. Rep. – conflict),
Denice DeStefano (away), Clay Dingman (work)

OTHER: Public

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

CONT. SPEC. USE PERMIT: JOHN MESSINA/DEBORAH HINDS
As Mr. Messina was not in attendance, this was postponed until later in the evening.

CONT. COMPLIANCE: TAMI & PAUL ZAREAS/RICHARD BACON
Mr. Paradis read the e-mail from Mr. Bacon stating that they are not ready yet and would like to continue to the next meeting.

J. DellaCroce made a MOTION, second by S. Favorite, to CONTINUE THE COMPLIANCE HEARING FOR TAMI & PAUL ZAREAS/RICHARD BACON TO SEPTEMBER 22, 2010. The motion CARRIED.

PCC: MICHAEL DAUGHAN
Mr. Daughan stated that he is looking to put a 24 hour gym where the old roller rink was (upper floor, Corbeil's). He will fashion it like TNT was and have key access cards. The facility will be manned for certain hours of the day and there will be personal training during the day and some evenings. The property is in the Village Commercial District.

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PCC: DAUGHAN continued:

When asked, Mr. Daughan said that he will only occupy half of that floor, about 3,000 to 3,200 sq. ft. Mr. Paradis looked up the allowed uses and their descriptions and felt that this comes under Amusement, which is an allowed use. Ms. DellaCroce asked if Mr. Daughan has ever run a gym before and he answered that he has not. She then asked, if he runs 24 hours, will there be full security. Mr. Daughan answered that he is looking into that aspect now by checking 1 in Lebanon, 1 opening in Northwood, and 1 in Vermont. He intends on having locker rooms and showers with dead bolts on the inside.

Mr. Paradis asked if there are to be any changes to the site itself. Mr. Daughan did not believe so. Mr. Paradis then read the requirements for a Minor Site Plan and feels that this case falls into that. Ms. DellaCroce asked what type of lighting is there. Mr. Daughan asked if outside lighting is required and Mr. Paradis said that it probably would for safety and that lights should be down-lit so as not to disturb neighboring properties.

Mr. Favorite asked about signage. Mr. Daughan stated that Mr. Corbeil said that he can use the old sign that is there and it has a light on it. Ms. DellaCroce asked how we handle tenant vs. owner on an application. The secretary answered that we need a letter of approval from the owner.

Mr. Paradis then read the 4 criteria for a Minor Site Plan as listed in the Site Plan/Subdivision regulations. Mr. Favorite stated that plumbing is the only major change. Mr. Paradis felt that he will need to bring the case in for the outside lighting. Ms. DellaCroce asked what the property use is beyond this one. It was determined that all immediate abutters are commercial except maybe next to the Town Office. Ms. DellaCroce stated that the concerns will be the lighting and the hours of operation. Mr. Paradis again stated that it can come in as a Minor Site Plan. He added that Mr. Daughan should see Ms. Bonsteel, the Land Use Officer. He explained a little of what the Site Plan consists of and then stated that a PCC is not binding on either the applicant or the Board. Mr. Daughan was thanked for coming in and getting information before starting the process. Ms. DellaCroce asked when Mr. Daughan hoped to open and he answered that he hopes by the beginning of the year.

PCC: CARDIGAN MOUNTAIN/STEVE & NANCY BLEILER AND SONS STEVE & DAVID

Mr. Bleiler stated that they would like to do something with the Wheelhouse property. They realize that they need to deal with the parking though they plan to be open only from Memorial Day to New Year's. They want to make it into an old country store. They would remove the garage so as to put in parallel parking. There is a steep bank behind the building and they would like to put in a small retaining wall with tables above. Also, to put a hedge between this property and that of Auto Trends.

Ms. DellaCroce asked if they would keep the residence. Mr. Bleiler said that they would either rent it or one of their son's would live there. He would like to get rid of the circular driveway in front and make the parking entry off Bristol Hill Road still but exit next to Auto Trends.

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PCC:BLEILER continued:

Mr. Paradis then read Section VIII, 8.5H in the Site Plan/Subdivision regulations about landscaped buffers. He explained that anything in these regulations, the Planning Board can waive; if it is in the Zoning Ordinance, they cannot and it would need a Variance. He then read Article VIII, Section 8.131 of the Zoning Ordinance on setbacks. This shows that setbacks are only for buildings.

Ms. DellaCroce mentioned the wall they wish to put in and said that they would need to see the State for a Shoreland Protection Act permit. Mr. Paradis added that the rules and regulations for this are on the DES web site, RSA483B fact sheet.

Mr. Favorite asked about snow removal and they said that they hoped not to have much snow to remove based on their open season. Mr. Bleiler asked about squaring off the building in the back corner. Mr. Paradis stated that the existing buildings are grandfathered but they can't add to the buildings without DES, Site Plan, and probably a Variance.

Mr. Favorite asked about driving access to the house if they have parallel parking. Mr. Bleiler said that they would like to have a couple of spots in front of the house and Mr. Paradis explained that they would need to see Mark Bucklin, Highway Superintendent, about that possibility. Mr. Favorite asked if they intend to have grass under the table area and was told that they do and would like fencing along the boundary to Auto Trends. The whole house needs to be lifted and a new foundation put in, he added. Two areas in the back would need to be rebuilt and they would like to square the building. Mr. Paradis said that they will need to see the State about squaring off the building. He added that they would require a survey and Mr. Bleiler said that he could have Colin Brown do that. Mr. Paradis could see no big problem for the town. You would need to note the regular business hours and have a dumpster.

Ms. DellaCroce asked if they would be doing any cooking on premises. Mr. Bleiler answered that they would want a small commercial kitchen. They also need new plumbing, electric, and windows, he added. He was advised to be sure of the parking calculations. When asked, Mr. Bleiler said that the upstairs would be used for storage for now. Mr. Paradis explained that the Board of Selectmen could ask the State to rescind a section of the downtown river from the Shoreland Protection Act if they wish. He thought that Mr. Bleiler might check into that. Mrs. Bleiler asked what the high water mark is and Mr. Paradis read the definition of the ordinary high water mark.

Mr. Bleiler asked if the Board is okay with parking along the boundary line to Auto Trend. Mr. Paradis stated that this is okay as it is Commercial to Commercial properties. When asking if a fence could be placed there, Mr. Paradis answered that they could and gave examples of R. P. Williams and Dunkin' Donuts.

Mr. Bleiler thanked the Board and the Board gave encouragement to both applicants, stating that it is good to see new businesses coming in.

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CONT. SPECIAL USE PERMIT: JOHN MESSINA

As Mr. Messina had not come in, J. DellaCroce made a MOTION, second by M. Campbell, to CONTINUE THE HEARING FOR JOHN MESSINA TO OCTOBER 13, 2010. The motion CARRIED.

The secretary reported that Mr. Messina had come in to the Zoning Board last night and he is still working with the Conservation Commission and the State. A discussion was held as to the order that hearings should be approved – DES, Conservation Commission, Planning Board, and Zoning Board. Mr. Paradis had colored in his copy of Mr. Lobdell's plan showing wetlands and poorly drained areas on the property as well as the area that Mr. Lobdell was unable to determine due to fill that Mr. Messina had put in. These areas cover most of the property. Mr. Paradis read the e-mail to him from Ms. Bonsteel in which she had explained what was going on with DES and the applicant as of Aug. 12th.

MINUTES OF AUGUST 11, 2010:

The following amendments and clarifications were made:

Page 1, Under Minor Site Plan, 2nd paragraph, last line, change "smokes" to "smoke detectors".

Page 4, Cell Tower PPC, 3rd paragraph, 1st line, replace "weight" with "waves". Page 5, Under Forms, 1st paragraph, 1st line, following "landscape" insert "format". Page 6, Under Other, 2nd paragraph, 2nd line, replace "Ken" with "Kim Koulet".

S. Favorite made a motion, second by J. DellaCroce, to accept the minutes as amended. The motion carried.

CORRESPONDENCE:

Mr. Paradis read the information on the LGC Law Lecture Series and suggested that those who wished to go should get notice to the secretary as soon as possible. He then read a copy of a letter to Kathleen's Cottage from Ms. Bonsteel concerning the handicap parking spaces. The Board noted the NH Div. of Historical Resources which acknowledged that there are no artifacts in the area that the Town wishes to work on the Smith River. They also looked at the DES approvals for Mildred Rent, Bristol (Smith River), and Lawrence Denton + Maureen McGuire.

REPORTS:

HDC – Mr. Dingman was absent.

Selectmen – Mr. Dion was absent.

CIP – Mr. Campbell said that he is sorry that only Ms. DellaCroce is here to hear anything new (the others in attendance are all on the CIP committee). He explained that they have completed the Historical section, the rationale and the spreadsheet and are now putting things together along with a power point to present to the Planning Board at their next meeting. They will present to the Budget Committee on Oct. 4, 2010. He thanked all for their hard work.

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CIP REPORT continued:

Ms. DellaCroce stated that it is good to hear that the presentation will be at the beginning of the Budget Committee year. Mr. Campbell continued by saying that we hope to get items that are dropped, out to the public this year. Ms. DellaCroce noted the great progress that has been made since the origination of the CIP committee. Mr. Paradis added that the new Budget Committee Chairman, Sean Lagueux, is being very cooperative and the CIP committee is trying to show the Budget Committee that we only have 3 tools to work with.

NEW BUSINESS:

Mr. Paradis reminded the Board of the NRLA seminar to be held Sept. 27th at the Groton Town Hall, 7-9:00 pm.

NEXT MEETING:

The next Planning Board meeting will be held on Sept. 22, 2010 at 7:00 pm. Besides the Zareas continuation, we shall have the CIP presentation and a workshop (forms).

OTHER:

Mr. Favorite showed the Board a photo certificate given him for his work with the Rhode Island floods. He stated that a lot of messages are coming in on the Texas flooding now.

With no other business, M. Campbell made a motion, second by S. Favorite, to adjourn at 8:40 p.m.

Respectfully submitted,
Jan Laferriere, secretary