

PLANNING BOARD MINUTES
April 13, 2011

APPROVED as amended & clarified
4/27/11_jrl_____

AGENDA: CONT. SUBDIVISION/MERGER: PEMI-VALLEY HABITAT
FOR HUMANITY, South Main St., #115-008 & -009
CONT. SITE PLAN: MAXTON TECHNOLOGIES INC., Chestnut St.,
#115-026
PCC: DAVID & NOAH MUNRO, The Mill

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

ABSENT: Clay Dingman (conflict)

OTHER: Michael Capone (Town Administrator), public

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

CONTINUED SUBDIVISION/MERGER: PEMI-VALLEY HABITAT FOR HUMANITY
Alan Barnard, representative for the applicant, telephoned Mr. Paradis and asked for another
continuation as they are still having financial problems.

P. Dion made a MOTION, second by E. Seeler, to CONTINUE THIS CASE TO May 11, 2011 at 7:00
p.m. The motion CARRIED.

CONTINUED SITE PLAN: MAXTON TECHNOLOGIES INC.

Mr. Capone had received a telephone call in which the applicant also asked for a continuance. Both
Mr. Capone and Mr. Dion expressed that nothing has really been discussed with Maxton; they may
pursue other locations.

D. DeStefano made a MOTION, second by M. Campbell, to CONTINUE THE MAXTON CASE TO
MAY 11, 2011 AT 7:00 P.M.

Ms. Seeler questioned why this is being continued and Mr. Dion explained that we have to comply with
the applicant's wishes. Ms. Seeler stated that this is a hardship for the abutters. Mr. Capone said that
they are trying to move the process as soon as possible. Ms. DeStefano added that it is the applicant
who needs to ask for a withdrawal of the case. Mr. Dion stated that he does not expect that the
applicant will propose to buy the property and the public/abutters asked about the process for the sale of
the property. Mr. Capone explained that it was taken by tax deed and therefore the Selectmen can sell
the property by public process. This is different than deeded land given the town. When discussing the

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MAXTON continued:

assessing value of the property, Mr. Capone reminded all that the assessments will change in the fall of this year.

The MOTION was PASSED with one abstention.

Ms. DeStefano asked if the abutters can call to see if the applicant is asking for another continuance. Mr. Capone stated that he would not mind if they did that. Mr. Paradis explained that the Planning Board is under date/time restrictions but the applicant can continue a case without restriction.

PCC: DAVID & NOAH MUNRO

Mr. Paradis explained that a PCC (Preliminary Conceptual Consultation) is not binding on either the applicant or the Board though the Board will give information to the best of their ability at this time.

Noah Munro represented his father, David, and stated that their sign is dark and needs better lighting. They would like to put in professional looking lights and he distributed sketches of what they are looking at.

Mr. Paradis stated that the question is whether or not this needs Site Plan approval. He then read Section 8.3 of the Site Plan regulations which deals with a change or expansion of use. Mr. Favorite stated that, when the Planning Board saw them previously, the Munros had planned on doing the lights at a later date. Mr. Paradis read Section E, page 35 of the regulations and felt that the Board needed to decide if Site Plan is required and if it can be a Minor Site Plan. A discussion followed. Mr. Paradis felt that the Board has 3 choices: to require a Minor Site Plan, hold a joint hearing with the HDC, or to waive Site Plan as being less than 400 sq. ft.

Mr. Munro explained that they turn on the lights for the night and shut them off before the last staff person leaves for home. This is usually 9:30 p.m. They have received no complaints in the past. This is just to light up the sign.

E. Seeler made a MOTION, second by S. Favorite, to WAIVE SITE PLAN REVIEW AS IT IS LESS THAN 400 SQ. FT. Mr. Paradis stated that he could not see any deleterious issues. The motion CARRIED.

MINUTES OF MARCH 23, 2011:

The minutes were amended and clarified with the following changes:

Page 1, Vice-Chairman, delete "asked to be replaced as she cannot always be available." and replace with "stated that the Vice Chairman should be learning more so as to replace the Chairman if she/he retires and she is not available to do so."

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MINUTES continued:

Page 4, 3rd paragraph, 2nd line, delete “the Zoning Ordinance has” and 3rd line, insert “exists” following “coverage”. Replace “process” with “regulations”. 4th paragraph, next to last line, replace “the campground” with “the former campground, now Bristol Shores,”

Page 6, Selectmen, 1st line, following “we have had” add “in quite some time.”

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

COMMUNICATIONS:

The flyer for the 18th Annual Spring Planning and Zoning Conference was read and will be held on the Planning/Zoning office bulletin board. Mr. Paradis read the letter from NLRA and will e-mail the “Guide to Steep Slopes and Highly Erodible Land” to the members. The original copy will be held in the Planning Board files.

REPORTS:

Historic District Commission – Mr. Dingman was not present to report.

Selectmen – Mr. Dion stated that there is nothing pressing. He added that the town office employees are doing a good job filling in for the Land Use Officer.

Capital Improvements Plan – Mr. Campbell stated that they are to meet next Tuesday night and on May 2nd, 7:00 p.m., they are slated to meet with the Budget Committee at the Old Town Hall.

OLD BUSINESS: None

NEW BUSINESS:

Summer Street: Mr. Favorite, LRPC representative for Bristol, stated that the Summer Street project has been moved up and is considered in the top 3 projects now. On April 25th, the Executive Council is to meet and discuss the projects. Wolfeboro’s project is at a cost of \$8-12 million, Meredith’s for \$4-8 million. We did not include a cost but that should have been given today.

Our project will include sidewalks and curbing. The number of accidents on Route 104 since 2006 is 95 and therefore is being highly considered. Signage is missing in several places such as when you leave Dunkin Donuts to head into Bristol, there is no sign for the speed limit. Two houses will be taken by eminent domain in order to straighten the dangerous curve here.

Mr. Campbell mentioned that Dean Eastman has been a big help with the Bristol project. A count of traffic has been done to show how many vehicles come in to Bristol and then on Lake St. and Pleasant St. to see how many leave.

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NEW BUSINESS, Summer St. continued:

A discussion was held concerning the dangerous area of the New Hampton diner. Mr. Campbell commended Mr. Favorite on the great job that Mr. Favorite has done in making Bristol's needs known. He added that there are 40 members and only about 12-15 participate on a regular basis.

Master Plan:

Mr. Campbell asked if there are any thoughts about updating the Master Plan. Mr. Paradis stated that the requirement to do so is coming due. He is not sure how to approach it, whether to ask how much LRPC can do for us for a certain amount of money or to get a quote on what they would charge for help. He added that the Historic Section did not have much done to it and should probably be reviewed. He would suggest that we add a Section on Town Facilities and Buildings. Mr. Paradis mentioned that he knows of one town that paid between \$60 – \$70,000 for theirs.

Mr. Campbell stated that the CIP committee has penciled in two years at \$15,000. a year. He questioned if the RSA requires an update every 8 to 10 years. Mr. Paradis stated that this is about right. He will talk with Kim Koulet, LRPC, and see what he has to say.

Ms. DellaCroce asked what our LRPC membership fees pays for. Mr. Paradis thought that it would cover resource based things, copies and technical work on the Historic District. We could explore more at our Workshops.

New Restaurant:

Mr. Capone explained that the Brickside Restaurant is coming to the Square (where the old bakery was) and Ms. Bouchard would just like to change the name on the present sign. He asked what her needs would be. Mr. Paradis stated that, if there are no other changes, the Planning Board would not need to see her. Ms. DeStefano thought that unless there is a change of occupancy and Mr. Capone stated that the Fire Chief has already been inside to see to this. Mr. Paradis read 8.3 of the Site Plan regulations and felt that the change of the name on the sign would be allowed.

Safe Routes to School/Brownfield Grant:

Mr. Favorite reported that a final deliberation on the 5th round of Safe Routes to School and the 2nd round for the Brownfield Grant has been done. Mr. Capone added that we should hear about this in late April.

Cell Tower Regulations:

Ms. DeStefano suggested that the Planning Board address the Ordinance and the checklists (now that we have experienced our first case) after we finish with Maxton. Mr. Paradis agreed that this would be a good time to do so.

With no other business before the Board, E. Seeler made a motion, second by D. DeStefano, to adjourn at 8:08 p.m.

Respectfully submitted, Jan Laferriere, secretary