

PLANNING BOARD MINUTES  
June 8, 2011

**APPROVED as amended & clarified:**  
**6/22/11\_jrl\_\_\_\_\_**

AGENDA: MINOR SITE PLAN: JASON & KATINA NORTH, 1420 Peaked Hill Rd.,  
#219-012  
CONT. SUBDIVISION/MERGER, PEMI-VALLEY HABITAT FOR  
HUMANITY, South Main St., #115-008 & -009  
PCC: HUBER PROPERTY, 266 Summer St., #223-095  
DEEDED PROPERTIES  
MASTER PLAN

ATTENDING: Dan Paradis (Chairman), Denice DeStefano, Phil Dion (Sel. Rep.), Murray  
Campbell, Janice DellaCroce, Clay Dingman, Elizabeth Seeler,

ABSENT: Steve Favorite (alternate – MO)

OTHER: Michael Capone (Town Administrator), Public

The meeting opened at 7:00 p.m.

**MINOR SITE PLAN REVIEW: JASON & KATINA NORTH**

The secretary read the application, list of abutters notified, where the ad & notices were placed, and stated that no phone calls or written correspondence was received. Mr. Paradis explained the hearing process.

Mr. North stated that they wish to have a Daycare in their home. The State allows up to 13 kids there but they only want to have 10. They will publish the time as 7:00 am to 5:00 pm but will be 6:30 am to 6:00 pm to cover unusual circumstances. The plan is to fence in the back yard. The abutting properties are shielded by trees. There will be no changes to lighting or the building.

Mr. Paradis asked if the State said anything about being handicap accessible. Mr. North answered that they did not. Ms. Seeler stated that a Group Childcare is 7 – 12 children and anything over 12 is a Daycare Occupancy. Mr. North mentioned that he had to have the Bristol Fire Chief, Steve Yannuzzi, sign off on it; he believes that he put the maximum of 13 on that paperwork. The State allows up to 3 children without a license, he added. A Family Daycare is allowed 4-7. Mr. Paradis mentioned an e-mail from Ms. Bonsteel (former Code Enforcement Officer) stating that there are State Codes for accessibility. The Board feels that this will come under the State permit.

Steven Williams, abutter, asked where the fencing will be and Mr. North showed him the plan. Mr. Williams stated that he is fine with this project. Mr. North continued by saying that he will have a 4' chain link fence for most of it but a 6' privacy fence that is open to the road.

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**NORTH MINOR SITE PLAN continued:**

Mr. Paradis asked about parking as two spaces are needed. Mr. North showed his parking area which is all paved. It has a 50' wide entrance and space enough for approximately 5 spaces.

The Board went through the checklist. Mr. Paradis questioned the State permit (#11 requirement). Mr. North answered that they need to do the fence and bring in some sand first as well as to get through the Planning Board. Mr. Paradis felt that the Planning Board can approve contingent on the State approval. Mr. Paradis then asked if they have to have something from the Fire Chief. Mr. North answered that this is part of the State approval. He then showed Mr. Paradis the list of State requirements.

C. Dingman made a MOTION, second by D. DeStefano, to APPROVE THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Paradis asked for any further public input and there was none. Mr. Dion asked if they planned on bringing in the sand before they put the fence up. Mr. North stated that they plan a wide gate in the fence so this would not matter. Mr. Paradis asked about the propane tank at the rear of the house and Mr. North stated that they will be fencing that in, as well.

C. Dingman made a MOTION, second by D. DeStefano, to APPROVE THE MINOR SITE PLAN FOR JASON & KATINA NORTH WITH THE CONDITION OF STATE APPROVAL. The motion CARRIED.

Ms. DeStefano asked Mr. North how he found the hearing process as we have revised the format. Mr. North stated that everyone was helpful but not having one person to go to made it a little confusing. Ms. DellaCroce asked when he thought that the State permit would be given approval and Mr. North said that a tentative date is August 1<sup>st</sup>. He hopes to start this coming school year.

**PCC: HUBER PROPERTY**

No-one was in attendance for this. Mr. Paradis explained that they are thinking of replacing the steps with a deck and he read the Site Plan requirement that states that all new construction of Commercial property requires Site Plan. However, a little further on, it states that the Planning Board can waive anything under 400 sq. ft. This is for the Board's information only.

**CONT. SUBDIVISION/MERGER: HABITAT**

Mr. Paradis stated that Alan Barnard has asked for another continuance. They are still trying to determine their finances for this project.

E. Seeler made a MOTION, second by D. DeStefano, to CONTINUE THE HEARING FOR PEMI-VALLEY HABITAT FOR HUMANITY TO JULY 13, 2011. The motion CARRIED.

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**MINUTES OF MAY 25, 2011**

The following amendments and clarifications were made:

Page 2, under Bleiler, 3<sup>rd</sup> paragraph, second line, replace “Greyton” with “Graton”. 4<sup>th</sup> paragraph, 3<sup>rd</sup> line, replace “esthetics” with “aesthetics”. Page 3, 2<sup>nd</sup> paragraph, 3<sup>rd</sup> line, replace “Groundwork” with “Groundwater”. 5<sup>th</sup> line, insert “restrictions” following “Lake District”. 3<sup>rd</sup> paragraph, 3<sup>rd</sup> line, replace “come” with “some”. 4<sup>th</sup> paragraph, 3<sup>rd</sup> line, replace “impervious structures” with “lot coverage by structures”. 4<sup>th</sup> line, replace “drastic” with “confusing”. 5<sup>th</sup> line, replace “much” with “very restrictive”. 5<sup>th</sup> paragraph, 4<sup>th</sup> line, replace “sulfur” with “buffers”. 6<sup>th</sup> paragraph, 1<sup>st</sup> line, replace “our” with “his”. Page 4, Master Plan, 1<sup>st</sup> paragraph, 2<sup>nd</sup> line, replace “Plan)” with “Program)”. 6<sup>th</sup> line, change “(Bristol is one)” to “, Bristol is one,” and enclose the parenthesis at the end of “adoption process” in the next line. Page 6, Deeded Properties, 1<sup>st</sup> paragraph, 3<sup>rd</sup> line, insert “former” before “owner”. 2<sup>nd</sup> paragraph, 1<sup>st</sup> line, insert “donated” after “as it was”. Under “Other” 2<sup>nd</sup> paragraph, last line, change “effect” to “affect”. 3<sup>rd</sup> paragraph, 2<sup>nd</sup> and 3<sup>rd</sup> lines, replace “hearing” with “meeting”.

C. Dingman made a motion, second by J. DellaCroce, to accept the minutes as amended. The motion carried with 1 abstention.

**COMMUNICATIONS:**

Mr. Paradis read the main points of the NH Division of Historic Resources letter in regard to Newfound Hydroelectric. A letter from Jeff Taylor and Associates was received in which they are offering their assistance to Watershed Towns. A new survey of Homeland Cemetery, the vacant lot, was looked at.

**UNFINISHED BUSINESS:**

**Historic District Report:** Mr. Dingman stated that they will be meeting next week and he would like the Planning Board to make any suggestions of buildings that they might add to the Master Plan. They have updated those already listed. Some suggestions were: The Wheelhouse, the Mason’s building, Dorcas and Ned Gordon’s homes, the multi-family across the street from the Gordon’s, Frosty’s (which may need to be done quickly before a new owner tears it down), the mica building, and Bungalow Village were mentioned. Mr. Dingman asked that any others be e-mailed to him before next Tuesday night’s meeting. He added that the dam and other such sites (like the mortar in the Square) might also be considered.

**Selectmen’s Report:** Mr. Dion stated that the Northern Pass people were in and interesting questions were brought forward. One dealt with following the right-of-way. Ms. Seeler asked them if they need to come to the Planning Board and they said that they do not as this is just a State issue. Mr. Dion mentioned that they discussed monopoles but the plan is to design according to the site. The Select Board has not taken a position as yet. Ms. Seeler stated that all the towns that have voted are against the project. Mr. Dion felt that those votes are premature as various things have come up since. They are trying to stay in the right-of-way as much as possible. Mr. Paradis felt that a strong opponent is the Forest Society. Mr. Dion felt that Franklin may not oppose as it will bring them a lot in taxes as the

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**Selectmen's Report continued:**

buildings will be placed there. Mr. Capone said that something like 45% is against. Northern Pass has set Bristol's revenue at \$120,000 as their best guess. Ms. Seeler added that they say it will provide jobs but are not counting that they may put out small wood-production businesses. Mr. Campbell stated that we are looking for alternate energy. He added that windmills cut through woods for lines and for a road, as well. We subsidize failing companies; wind farms and major solar farms are subsidized. He feels that this doesn't make a lot of sense. Mr. Dion stated that the public needs to hear Mr. Campbell's statements and he needs to attend the meetings.

Mr. Dion went on to state that we have been chosen for the grant to take down the mica building. Mr. Capone stated that he has to go to Chelmsford and fill some paperwork on June 20<sup>th</sup>. He was given the cardboard copy of a \$200,000. check. Ms. DellaCroce asked if this amount covers everything and Mr. Dion did not know if it will cover anything further that might be found in the building that has not been previously detected. Mr. Capone said that it is a straight grant; only 2 were given: Concord got \$600,000 for the Tannery and Bristol the \$200,000.

**CIP Report:** Mr. Campbell stated that project requests are to come in soon and the committee continues their visits. The next meeting will be held June 21, 2011.

**DEEDED PROPERTIES:**

Mr. Paradis mentioned that the secretary and he looked at the Wetlands map and found that the Hall Road property is mostly a wooded swamp. Mr. Capone added that Fire Chief Yannuzzi says that the Fire Dept. has no plans for the Upper Birch lot and there is nothing written in the deed. The Chief suggested maybe a storage building but Mr. Capone felt that, when the lower transfer station is combined with the upper station, it would be better to place a storage building there where it is already fenced and not in a residential neighborhood. The Planning Board and Conservation Commission are to give advisory opinions.

Mr. Capone stated that the Conservation Commission advised that the Hall Road property is best for Conservation use, such as a small picnic area. Their concern is for a leach field. They advice that any buyer needs to research septic possibilities first. As for Upper Birch Rd., they state that there is some wetlands. They mentioned that it was donated for a possible future Fire substation.

Mr. Dion mentioned that Jeff Shackett (grandson of the donors of the property) has no feeling for keeping it. Both properties are most valuable to the abutters. Ms. Seeler felt that, as long as the buyers are aware of the wetlands and the properties may not be buildable, she has no problem with selling them. Mr. Paradis added that they have no great value for the town.

E. Seeler made a MOTION, second by C. Dingman, STATING THAT THE PLANNING BOARD RECOMMENDS THE SALE OF BOTH OF THESE PROPERTIES BASED ON BUYER AWARENESS OF THE WETLANDS ISSUES. The motion CARRIED.

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**DEEDED PROPERTIES continued:**

Mr. Dion stated that the Selectmen are trying to get rid of several properties that we own. Any money received goes into the General Fund but would add to the case to purchase the Millstream property.

It was mentioned that the tax bills have gone out and some feel that the assessments went up. They were advised to check with the Assessing office.

**MASTER PLAN:**

Mr. Paradis stated, for the sake of those who missed the last meeting, that Michael Izard, Lakes Region Planning Commission (LRPC) says that they can give us some help but have to charge for some. Updating the Master Plan has come as a request by the Capital Improvements Program committee. We thought that we might do as we did last time and look for volunteers. There would be one Planning Board member to oversee each section with the help of a few of the volunteers. The last time it cost \$10,000.00 over 2 years to do and Mr. Paradis felt that this could justify a cost of \$15,000. LRPC might be able to help with the survey again, he added. Originally, the CIP committee penciled in \$35,000.00. Mr. Dingman thought that we might hire LRPC to review our Master Plan and direct us. Mr. Paradis read the letter from Mr. Izard as to what they do. He felt that we might need to meet with Mr. Izard personally. Mr. Dingman feels that the Planning Board is too close to it but feel we could use some good directions. Ms. DeStefano agreed saying that we might be able to better follow their direction. Mr. Dingman added that maybe they would review it again after we made the changes. Ms. Seeler felt that we should list what we need and get a quote from them. Mr. Paradis felt that we should meet with Mr. Izard. He is willing to meet him and thought that any other members might join him. Mr. Capone thought that the idea to have them look over the Master Plan and direct us could be presented. It was decided that Mr. Paradis and Mr. Capone will meet this Friday and determine a meeting. Ms. DeStefano suggested that they ask Mr. Izard which way is best, to have him come to a workshop or to just set up with Mr. Paradis and Mr. Capone.

**OTHER:**

The secretary stated that a message has come to her to call Nancy Bleiler (Wheelhouse) asking to come to the Planning Board's next meeting. Ms. Bleiler said that they have received something from DES (Shoreland Protection). The secretary felt that they are a bit confused about the process. Mr. Paradis stated that he is willing to have her come in again if it helps her and that she can come again to the next workshop so as to speed things along. The Board agreed.

Mr. Paradis feels that Mr. Jeffers will want to come to that meeting again as well.

Ms. Seeler stated that the FAA has stated that Maxton would have had to have a light on their tower on the Chestnut St. site. Ms. DeStefano feels that we might want to look at the cell tower checklist before an application comes back to us. It was felt that the Board should bring their ideas to the next meeting.

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**NEXT MEETING:**

The next meeting will be held June 22, 2011 at 7:00 p.m. It is a workshop meeting and we shall look at the cell tower checklist and continue with the Master Plan update schedule. Ms. Bleiler and Mr. Jeffers may come in as well.

With no other business before the Board, C. Dingman made a motion, second by D. DeStefano, to adjourn at 8:40 p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary