

PLANNING BOARD MINUTES
January 11, 2012

APPROVED as amended & clarified:
1/25/12_jrl_____

AGENDA: CONTINUED SITE PLAN: JONATHAN T. WHITE REALTY LLC, 545
Pleasant Street, #228-005
PCC: TOM LEMIEUX, Peaked Hill Road

ATTENDING: Dan Paradis (Chairman), Phil Dion (Sel. Rep.), Murray Campbell, Clay
Dingman, Steve Favorite (Alternate)

ABSENT: Denice DeStefano (Vice-Chair., away), Janice DellaCroce (away), Elizabeth
Seeler (away)

OTHER: public, Michael Capone (Town Administrator)

The meeting opened at 7:00 p.m. Mr. Paradis appointed Mr. Favorite to sit in.

MINUTES OF DEC. 28, 2011:

The following amendments were made:

Page 2, Amendment #1, 1st sentence, insert “for cell tower height” following “standard”. Amendment #2, at the end of the first sentence add “when evaluating proposals for cell tower driveways.” Amendment #4, 1st sentence, following “concerns” insert “about light trespass”.

Page 3, Amendment #5, 1st sentence, insert “the erosion and sedimentations” following “extend the”.

Page 4, Historic District, first large paragraph, 2nd line, replace “in this regard” with “regarding implementation through Site Plan Review” and 3rd line, replace “in question” with “cited by the LGC lawyer”.

C. Dingman made a motion, second by S. Favorite, to approve the minutes of 12/28/11 as amended. The motion carried.

PCC: TOM LEMIEUX

Mr. Lemieux stated that he has 32 acres, on 185 Peaked Hill Road, with 53’ of frontage. He would like to subdivide a 15 acre lot from this and asked how he can do so. The Board looked at a property map that Mr. Lemieux presented. Mr. Paradis stated that, due to the lack of frontage, he would need a subdivision road which is brought to town standards. Mr. Lemieux explained that, 200’ in on the driveway, it gets very steep. The driveway in is about 900’. A discussion was held and determined that Mr. Lemieux would need 200’ of frontage, a town standard subdivision road, or a Variance. The Board suggested that he speak with a surveyor who might be able to help.

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LEMIEUX PCC continued:

Mr. Lemieux stated that he is having trouble with the taxes and needs to do this subdivision. Mr. Paradis explained that, if Mr. Lemieux feels that his tax is unfair, he can go for an abatement. Mr. Dion asked if the land was in current use and Mr. Lemieux answered that it is. Mr. Dion then explained that the assessments went down which makes the tax per thousand rise. This makes some folks need to pay higher, some are lowered, and some stay the same. Mr. Lemieux admitted that his were lowered a bit. Mr. Dion mentioned that Mr. Lemieux should attend the deliberative session for the schools which will be held February 4th at NRHS, as the school keeps going up. The town tries to stay level.

CONTINUED SITE PLAN REVIEW: JONATHAN T. WHITE REALTY LLC

Mr. White had called in and asked for a continuance due to a death in his family.

C. Dingman made a MOTION, second by P. Dion, to MOVE THE CONTINUED SITE PLAN FOR JONATHAN T. WHITE REALTY LLC TO FEBRUARY 7, 2012 AT 7:00 P.M. The motion CARRIED.

COMMUNICATIONS:

DES approval notices were looked at. Mr. Paradis then read some of the letter received from the NH Division of Historic Resources in regard to 545 Pleasant St. (the property that Mr. White is looking to purchase). Mr. Dingman will e-mail a copy to the members of the Board. Mr. Paradis suggested that the Board review Ms. Seeler's e-mail on Special Exceptions in the Industrial district and Mr. Dingman's Demolition review at our Workshop meeting.

UNFINISHED BUSINESS:

Law Update – Mr. Paradis stated that Jan. 25th, at our workshop meeting, is fine for meeting with Attorney Bernie Waugh for the annual law updates.

Reports:

Historic District Commission: Mr. Dingman reported that they met last night and discussed some projects to look into: the Old Town Hall and the Baptist Rectory historical significance. On obtaining CLG (Certified Local Government) status, the town is now eligible for some funding of historic resources. The Commission discussed how to trigger a notice to them when a demolition permit is applied for on properties 50 years old or older. Mr. Dingman will look into a demolition ordinance this year. Mr. Capone stated that, at present, they try to determine the age of the building for environmental purposes.

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REPORTS continued:

Selectmen: Mr. Dion stated that they have been busy with the budget, along with the Newfound Tax Association and the mica building demolition. Mr. Capone added that the process with the mica building is now at the stage where they did a bid walk today with 11 interested parties. All bids are due to the office by January 25, 2012.

Mr. Capone then added that, on the 19th of January, at 7:00 p.m. here in the town office building, there is to be a public hearing on the TE project for the town square. He thought that one item that might be a bit contentious is the one-way of North Main Street from the square to Mayhew Street. Mr. Dingman stated that the HDC looked at the plans, etc. last night and were impressed. They have used an historical base. It was determined that the Board can look at these after we finish tonight's meeting. Mr. Capone stated that they have 2 more meetings with DHR and 1 more with the Environmental people on this.

Capital Improvements Plan:

Mr. Campbell asked about how the recreation path is coming with the Army Corps of Engineers. Mr. Capone answered that they are okay with the idea but wanted some input on how we plan to do a few things. They had a meeting with Nigel Croxton, the Engineer, on some environmental concerns.

Mr. Campbell then stated that he understands that the Highway Dept. has asked for a snow blower for the sidewalk tractor. He is concerned as the CIP committee has slated the tractor to be replaced in a couple of years. Mr. Dion answered that the snow blower is not too expensive and may be used on another vehicle, he believes. He suggested that Mr. Campbell speak with Mark Bucklin, Highway Superintendent, on this. Mr. Capone added that the new one has been purchased and is already here.

Mr. Paradis thanked Mr. Campbell for his letter to the Tax Association in reference to our Capital Improvements Plan. Others on the Board agreed that Mr. Campbell used much patience and explained the situation very well.

OTHER:

Brange Road: Mr. Capone stated that the bed and breakfast on Mandy Lane/Brange Road has reported that their sign, along with the street sign, is missing. As there was much controversy on this at the time of the Site Plan, Mr. Capone will get together with Ms. Laferriere and look the case up on Friday.

Land Use Officer: Mr. Favorite expressed his concern about not having a Land Use Officer for compliance issues as yet. He mentioned one case in the past where a room was put in over a garage which the Board had to oversee that it remain a recreation room and not another bedroom. Mr. Dion stated that they are still looking into this and Mr. Capone added that they are looking to fund someone for 2 days a week for the purpose of checking things out. Mr. Campbell asked if they will require codes and Mr. Capone stated that they will per Site Plan and the other town regulations. They also plan on tying in with the Fire regulations. Mr. Dion mentioned the Catholic Church and asked if the Board has had an application to break it up into offices. The Board has not.

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NEXT MEETING:

The next hearing meeting for the Planning Board will be held Feb. 7th at 7:00 p.m. with a combined meeting with the ZBA. Our next regular meeting is a workshop and will be held on Jan. 25th at 7:00 pm. It will consist of the Law Updates with Attorney Waugh and a PCC with Don Milbrand.

With no other business, C. Dingman made a motion, second by M. Campbell, to adjourn at 8:15 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary