

Planning Board Minutes
3/14/12

PASQUANEY BAY SITE PLAN continued:

E. Seeler made a MOTION, second by M. Campbell, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Paradis asked if there were any public comments and there were none. He then read the Dept. Head comments: Fire – Chief Yannuzzi stated that the new addition must be up to Fire Code and this can be further reviewed during the Building Permit Application process. Highway – Mr. Bucklin, Superintendent, asked if there are new calculations in place that can support the existing drainage working well. Water/Sewer – Superintendent Chartier requested that, when the excavation begins (building demolition or sign installation) that he be notified to confirm pipe locations and if any shutoff is required. This will also be a condition of the Building Permit.

A discussion followed, especially as to drainage, and Mr. Brown stated that with the demolition of one building, the addition becomes less impervious. Ms. DeStefano pointed out that, with no abutters present, she would tend to see that as a sign that they have no drainage problems affecting them.

Ms. DeStefano mentioned that they are asking for a couple of internally lit signs. Mr. Paradis stated that these would need a Conditional Use Permit from the Board. Mr. Brown stated that the applicant wishes to have these. Ms. DeStefano read the Zoning Ordinance Article IV, Section 4.11E which gives the criteria for accepting internally lit signs. Mr. Paradis mentioned that the Board just denied one for the proposed Family Dollar store but that is in a different type of neighborhood. Here, there are several already on this street. Ms. DellaCroce was against allowing this as she feels the speed is about the slowest in town here. Ms. DeStefano agreed about the fact that it is not in a high traffic speed area. Mary Jane Fredette (Bond Auto), stated that when they looked at the others on the street, they felt that they should ask for the same. Ms. Seeler felt that it will only be lit when they are open. Mr. Paradis felt that there should be a level playing field. The size of the sign was asked and Mr. Brown answered that it is to be a 5' x 6'.

D. Paradis made a MOTION, second by D. DeStefano, to GRANT THE CONDITIONAL USE PERMIT FOR THE LIT SIGN.

D. DeStefano stated that she is in opposition on the sign for Route 104 due to the character of the area but this is different. She then asked if it will be lit 24/7 and Ms. Fredette stated that this is the intent. They do this with their other businesses. Ms. DeStefano stated that she is not in favor of 24/7. The Board agreed and a discussion with Ms. Fredette confirmed an agreement that would work as a condition. Mr. Paradis withdrew his motion and Ms. DeStefano her second.

D. Paradis made a MOTION, second by M. Campbell, to GRANT A CONDITIONAL USE PERMIT FOR THE FREESTANDING LIT SIGN PROVIDING IT IS TURNED OFF FROM 10:00 P.M. TO 7:00 A.M. The motion CARRIED, 4 to 1.

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PASQUANEY SITE PLAN continued:

Continuing in regard to the signs, Mr. Paradis asked what other signs are being asked for. Mr. Brown answered that they are looking for one on the front of the building and one on the side towards Parkhursts as was there. The secretary explained that the side sign had no permit. Mr. Paradis stated that the applicant will need a Variance in order to have that one as the Ordinance only allows signs that face the road. The front sign only needs a Sign Permit.

Mr. Paradis brought up lighting and stated that the dwelling light is existing. Ms. Fredette showed a picture of the planned gooseneck lights for the front. Ms. DeStefano asked if they and the others shown on the plan will be on all of the time. Ms. Fredette stated that they will for security reasons. Ms. DeStefano was concerned about the ones in the rear where the residence also is. Mr. Brown stated that the lights are flat and shine directly down. Ms. Fredette added that delivery is in the back and is done either early morning or after closing.

Ms. DellaCroce asked about the driveway between Parkhursts and this property. Mr. Brown stated that this is not an official driveway. Mr. Paradis asked if there are no further plans for Parkhurst to use some of their property and Mr. Brown stated that there is not.

Ms. DellaCroce asked if the freestanding sign hangs over the sidewalk. Mr. Brown stated that it hangs some over the planter only. Mr. Paradis asked if it will be 14' high and Mr. Brown answered that it will be and is to be on the same post. A discussion followed about putting the Conditional Use Permit note on the plan. Mr. Brown is willing to do this. It was determined to be Note #5. The lit sign granted by a Conditional Use Permit and to be shut off between 10:00 p.m. and 7:00 a.m.

D. DeStefano made a MOTION, second by E. Seeler, to APPROVE THE SITE PLAN FOR PASQUANEY BAY REAL ESTATE LLC WITH THE CONDITION THAT THE INTERNALLY LIT SIGN NOTE BE ADDED TO THE PLAN. The motion CARRIED.

Mr. Brown will bring the changed plans in to be signed at the next meeting.

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CONTINUED SUBDIVISION/MERGER, 10SUB03: PEMI-VALLEY HABITAT FOR HUMANITY INC./ALAN BARNARD

The secretary read the abutters list notified and where advertised due to the fact that this continuation has been over such a long time. Mr. Paradis read the abutter letter from Barbara J. Moore concerning the buffer at the upper end of the property.

Mr. Barnard explained that this case was held up due to financing and they have now obtained a grant. The applicant wishes to merge the two lots and create a cluster development of 4 houses. Besides the required plans, Mr. Barnard presented the Board with a set of plans that included the drainage plan, a contour plan, road detail (the road has been shortened 50' from what was previously presented. It will now be less than 100'. The State imposed the grade problem, Mr. Barnard mentioned.), erosion control and culverts. Ms. DeStefano asked if the Fire Chief is okay with the road now and Mr. Paradis had received a call from Chief Yannuzzi stating that he is. Mr. Barnard added that they have to update the drive permit with DOT and the State will review this. He mentioned that the drains there are about 14' deep so drainage should not be a problem.

Mr. Barnard stated that there are to be four buildings, 24' x 36' each. There will be a 50' setback at the back of the property (owned by Ms. Moore, Carbone, and Mee). There are no water rights on the wells. Some will be filled and Mr. Barnard will suggest that a couple be used for watering lawns and gardens, etc. The septic is a butterfly of two systems so that one is a back-up. He pointed out the pump tanks on the plans and added that the dark cross is a sleeve for the water line. He is also suggesting that they clear the old tennis court for recreation. The reason for the septic to be placed where it is shown is that the soil is better there.

Mr. Barnard then asked for Conditional Approval based on State Approvals for Subdivision, Septic, and the Driveway.

Ms. DellaCroce asked what is in the 50' buffer and Mr. Barnard stated that it is all trees and is not to be clear cut. Ms. DellaCroce then asked about the Board getting a copy of the covenants. Mr. Barnard will provide these. He added that Attorney Debbie Reynolds is working on them.

Mr. Paradis read over the requirements for a Cluster development. The covenants need to be part of the conditions, as well.

Abutter, Jon Rogers, asked if they are to use Green Acres Road. Mr. Barnard showed him where the intended drive will be and added that they will have no need to use Green Acres Road to get to their property. A short discussion was held about all of the wetland and water in the area.

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HABITAT SUBDIVISION/MERGER continued:

E. Seeler made a MOTION, second by D. DeStefano, to APPROVE THE SUBDIVISION/MERGER FOR PEMI-VALLEY HABITAT FOR HUMANITY INC. WITYH THE CONDITION OF RECEIVING ALL STATE PERMIT APPROVALS AND THE HOMEOWNERS COVENANT/AGREEMENT. The motion CARRIED.

COMPLIANCE: JONATHAN T. WHITE REALTY LLC

Mr. White had submitted the corrected 4 plans. The Board looked at the plans and checked them against the conditions. A discussion was held as to what the State might require. Mr. Paradis stated that we can do one of two things: #1. Get State approvals. #2. Approve with the condition that the plan remains the same.

D. DeStefano made a MOTION, second by J. DellaCroce, to CONDITIONALLY APPROVE THE SITE PLAN OF JONATHAN T. WHITE REALTY LLC. CONDITIONS TO BE STATE APPROVALS AS LONG AS NO SUBSTITIVE CHANGES ARE MADE TO THE PLAN AND THAT THE APPLICANT NOTIFIES THE TOWN AT LEAST 3 DAYS BEFORE DEMOLITION SO THE HDC CAN INVENTORY THE BUILDING. The motion CARRIED.

MINUTES OF FEBRUARY 22, 2012:

The following amendments and clarifications were made:

Page 1, under Jonathan T. White Realty LLC, 1st line, following “stick-built” insert “vinyl”. Page 2, 3rd paragraph, 1st line, replace “lights” with “signs” and replace “they point” with “the fixtures point”. 4th paragraph, 3rd line, replace “Auto Parts” with “Stop & Go”. Page 3, 1st paragraph, last line, replace “precedence” with “precedent”. 3rd paragraph, 1st line, replace “SPECIAL EXCEPTION” WITH “CONDITIONAL USE PERMIT”. Page 5, Other, 3rd paragraph, 1st line, replace “Hall Rd.” with “Danforth Brook Road”.

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

COMMUNICATIONS:

The Lorman Education Services seminar shall be tossed. The DES Annual Drinking Water Source Protection Workshop was read. DES approvals for Leroy Bixby and Gina & Greg Wagner were looked at and will be filed. DES Notices of Permit Applications for Pike’s Point Rd. and 3970 River Rd. were also looked at and will be filed. The PSNH letter for scenic road cutting was read and the secretary will set up a hearing for them. LGC Workshops seemed more for the Selectmen. The Town & City magazine will be available in the office.

Mr. Paradis asked Mr. Capone if Jeff Chartier has a protection area document for our water supply or do we need to address this. Mr. Capone will speak with Mr. Chartier and get back to the Board.

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REPORTS:

HDC – Chairman not available.

Selectmen – Representative not available.

CIP – Mr. Campbell reported that Bob Gilbert, alternate, has asked to resign due to other commitments. He has met with John Bianchi, who is willing to take this position and has asked John to attend our meeting next week as a guest. He has also asked John to come and be presented to the Planning Board on March 28th. The CIP is to meet March 20, 2012 at 7:00 p.m.

NEW BUSINESS:

Election of Officers:

J. DellaCroce made a motion, second by E. Seeler, to elect Denice DeStefano as Chairman. Ms. DeStefano was willing if the Vice Chairman is willing to step in for her as she often has to be away for her job and in May or June she is to have a knee replacement. The motion carried.

M. Campbell made a motion, second by E. Seeler, to elect Dan Paradis as Vice-Chairman. Mr. Paradis is willing but may need an operation himself. The motion carried.

Mr. Paradis was thanked for his time as Chairman.

Amendment to the Bylaws:

Ms. DellaCroce had pointed out changes to RSA 673:6,V and RSA676:1 and the need to update Article II, Section 5 Designation of Alternate Members. She asked that the following be added to this section: “Furthermore, per RSA 673:6,V, alternate members are allowed to participate in meetings of the board as non-voting members. Alternate members may vote only when they are specifically designated by the Chairman to sit in the place of a member who is either absent or has disqualified him or herself.”

J. DellaCroce made a motion, second by D. DeStefano, to add the above statement to the Planning Board bylaws. The motion carried.

A discussion followed as to how to try to get more alternates. Mr. Paradis added that we shall need volunteers for working on the Master Plan, as well. Ms. DellaCroce stated that she is willing to sit at Shop ‘n Save to try to recruit some. Mr. Capone added that people like to be asked.

Speaking of the Master Plan, Mr. Paradis said that the first step is a community survey. We may want contact with LRPC (Lakes Region Planning Commission).

Other:

Mr. Capone stated that Mr. Dion was unable to attend tonight as he cannot seem to shake his illness. It affects his breathing.

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OTHER continued:

Mr. Capone asked about a 4-unit building at 280 North Main St. in which the owner wishes to place a 5th unit in the barn. Mr. Paradis advised that they come in for a PCC and ask for a Minor Site Plan if there are no outside changes to the property.

Mr. Capone then asked how to determine about any new paving on non-residential and multi-family properties. Mr. Paradis stated that Site Plan would trigger this.

NEXT MEETING: The next Planning Board meeting will be held March 28, 2012 at 7:00 p.m. A PCC is scheduled for Pinewood Development (Dow Property), John Bianchi will be presented, and any workshop items will be on the agenda.

With no other business, M. Campbell made a motion, second by E. Seeler, to adjourn at 9:20 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary