

PLANNING BOARD MINUTES
April 11, 2012

APPROVED as amended & clarified:
4/25/12 jrl

AGENDA: PSNH SCENIC ROADS HOUSING, cutting and trimming
PRESENTATION: CIP CANDIDATE, JOSEPH LUKEMAN
POSSIBLE COMPLIANCE: PEMI-VALLEY HABITAT FOR
 HUMANITY INC., S. Main St., #115-008 & -009
PCC: CHANGE TO SITE PLAN: STEPHEN & NANCY BLEILER,
 231 Lake St., #112-002
BYLAW AMENDMENTS

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

ABSENT: Elizabeth Seeler (working), Steve Favorite (Alternate – conflict)

OTHER: Michael Capone (Town Administrator), public

The meeting opened at 7:00 p.m. with a quorum present.

PSNH SCENIC ROADS HEARING: BEA EBERT, NATE BAKER (Asplundt)

Ms. Ebert stated that they work with the landowner before doing any cutting/trimming. She showed the Board a folder that is given that explains what they do and how. They will be cutting on all four of Bristol's scenic roads: Hemphill, New Chester, Peaked Hill, and Smith River. They have identified quite a few hazardous trees (most have been hit by snowplows). PSNH and Asplundt will work with the Town as well, she stated.

Ms. Ebert continued to say that they do have one construction project on Smith River Road. Their last client is having service problems so they will be putting in a primary wire and will need to take down quite a few trees for this.

Ms. DellaCroce asked if the trees have been marked and was told that they have. This is the last customer if you come in from Route 3A. Mr. Paradis asked how the homeowners are notified. Ms. Ebert answered that they have all been sent a letter from PSNH. Mr. Dion stated that Mason Westfall, Conservation Commissioner, has asked why they do not cut back the required amount always. He was told that they do cut it back that much unless a homeowner requests that they not do so.

With no other questions, D. Paradis made a MOTION, second by C. Dingman, to APPROVE THE TRIMMING AND CUTTING ALONG THE FOUR SCENIC ROADS IN BRISTOL. The motion CARRIED.

PSNH continued:

Mr. Capone stated that PSNH and Asplundt should work with Mark Bucklin, Public Works Superintendent (744-2441). They were then thanked for coming in.

CIP CANDIDATE – JOSEPH LUKEMAN

Mr. Campbell introduced Mr. Lukeman, stating that he is interested in being an alternate to the Capital Improvements (CIP) committee. Mr. Lukeman lives in Sunset Heights and is retired from Corporate Life in Boston. Mr. Campbell then explained to Mr. Lukeman that the CIP is a subcommittee to the Planning Board.

Mr. Lukeman added that he was a Methods and Procedures manager for many years. He always wants the best deal. He would like to use his background to help now that he is retired. Mr. Campbell explained that Dan Paradis is also a member of the CIP. Mr. Lukeman asked if they would have a problem with his vacation May 2 to June 17th. Mr. Campbell answered that CIP does have difficulty with members being away and cited that one member is away a lot working for FEMA. However, they understand about vacations.

M. Campbell made a MOTION, second by J. DellaCroce, to APPROVE JOSEPH LUKEMAN AS A MEMBER OF THE CIP COMMITTEE. The motion CARRIED and Mr. Lukeman was welcomed.

PCC: MINOR SITE PLAN CHANGE

Stephen Bleiler introduced his wife Nancy and their builder, Michael Broome. He then stated that he would like to have a wrap-around porch on their building as most old country stores seem to have them. He added that it would infringe on some of the setback. Mr. Paradis stated that this would be an issue for the ZBA. Ms. DeStefano added that it would need a Variance. Mr. Dingman agreed that it would look nice but we have to follow the rules. Mr. Paradis explained that only uncovered steps are allowed in a setback. Mr. Bleiler stated that he also would like to add 1' to the porch in the front of the building. Ms. DellaCroce asked if there is a reason that they do not want to go for a Variance. They answered that it is more to get through. Mr. Dion suggested that they pick up the criteria required for a Variance and determine if it is worth it or not. Mr. Paradis added that the cost is similar to that of a Site Plan. The Board members also explained that they might also want to consider a decrease in their parking as the Planning Board can now decrease required parking by 25% if they determine to do a change in their site.

PCC: PAM GILPATRIC

Ms. Gilpatric had come in to ask the Board for a Minor Site Plan. She explained that they want to build a 3-sided, metal roof/wood walls, open stud building to be used to house equipment. Setbacks in the rural area are 35' and this would be 40' back. The building is to be 30' x 30' and less than 35' in height. Mr. Paradis read the requirement for a Minor Site Plan and said that if this was on a 50' x 50' lot, it would be a major issue. Ms. Gilpatric explained the acreage of the lot and added that they own three of the abutting lots, as well. She stated that the closest resident was ½ a mile away.

PCC: GILPATRIC continued:

C. Dingman made a MOTION, second by M. Campbell, to ALLOW PAM GILPATRIC TO COME IN FOR A MINOR SITE PLAN FOR A 3-SIDED OPEN BUILDING ON A LOT OCCUPIED BY BOTH A RESIDENCE AND A BUSINESS. The motion CARRIED.

Ms. Gilpatric was given the application dates for a hearing and it was determined that 13 copies were needed: 9 for the Board, 1 for the file, 1 for Christina Goodwin to have for Department Head comment, 1 for the Assessor and 1 for the Property file.

PROPOSED COMPLIANCE: HABITAT

As no-one came in for this; it was determined to continue it to the workshop meeting on April 25th.

BYLAW AMENDMENTS:

Ms. DeStefano distributed copies of the proposed amendments that the Board determined at the last meeting. As there were no comments from the public, P. Dion made a MOTION, second by C. Dingman, to APPROVE THE BYLAW AMENDMENTS AS READ. The motion CARRIED.

The amendments proposed and approved are:

ARTICLE IV

Meeting of the Board

Section 2. Regular Meetings. Regular meetings of the Board shall be held on the second Wednesday of each month at such time and place as the Board shall designate in the official notice of such meeting posted and otherwise notices pursuant to and in accordance with the provisions of Chapter 91-A of the New Hampshire Revised Statutes Annotated. In the event that such day is a legal holiday, the regular meeting of the Board shall be scheduled in accordance with meeting room availability.

ARTICLE VII

Public Hearings

Section 2. The Clerk shall read the application and referral sheet and report on the manner in which public and personal notice was given and on any relevant correspondence received.

Decisions:

3. Notice of the decision will be made available for public inspection within 5 business days after the decision is made, as required in RSA 676:3. If the application is disapproved, the Board shall provide the applicant with written reasons for this disapproval.

ARTICLE VIII

RECORDS

2. Minutes of all meetings including the names of Board members, persons appearing before the Board and a brief description of the subject matter shall be open to public inspection within 5 business days following the public meeting as required in RSA 91-A:2,II.

BYLAWS continued:

**ARTICLE X
MASTER PLAN**

Revisions to the plan are recommended every 5 to 10 years.

MINUTES OF MARCH 28, 2012:

The following amendments and clarifications were made:

Page 2, 1st paragraph, 5th line, replace “property” with “structure”. 2nd paragraph, 5th line, replace “accessory” with “second” and “review” with “view”. 6th line, following “sale” insert “and should be treated as part of the main structure.” 3rd paragraph, delete the 2nd sentence. Page 3, Chris Stamnas, 1st paragraph, 1st line, insert “Bristol” before “Diner” and “on South Main St.” following “Diner”. Last paragraph, 8th line, replace “advised that he” with “advised that the owner of the Bristol Diner”. Page 5, last paragraph, last line, replace “wrote” with “revised”.

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

COMMUNICATIONS:

Looked at was a merger for Gail Kinsella & Deborah Boissonnault, a DES Approval for Operation for Joel C. Long, and a DES Dredge & Fill for Boucher Revoc. Living Trust/Joe Boucher. Mr. Dingman will handle the NH Div. of Historic Resources Request for Project Review for Habitat with the HDC.

REPORTS:

Historic District Commission (HDC) – Mr. Dingman stated that they canceled their meeting for last night as there was no agenda. The letter of intent has been sent to CLG and grant applications are due in mid-May.

Selectmen – Mr. Dion stated that the fence for the Bristol Diner will be seen by the area now opened up with the removal of the mica building. Mr. Stamnas telephoned Mr. Dion with his concerns and Mr. Dion has yet to get back to him.

The Selectmen have been working with Mr. Capone to cut the \$153,540.00 from our budget. The Planning Board and Master Plan will not be cut further as they already cut before it got to the Budget Committee. Mr. Capone stated that they have a couple of items that can be taken: \$5 grand for a single audit that they no longer are required to do and \$3 grand from the amount saved by not having a Code Enforcement Officer until May. Mr. Dion said that they tried to take some from all Departments as the voters wanted.

Planning Bd. Minutes
4/11/12

REPORTS – Selectmen continued:

Mr. Campbell asked if there is anything new concerning the 2 buildings below the mica building lot. Mr. Dion stated that the owner does not want to sell the 3rd building and there are complications with the 2nd. They could wait the required 3 years and take it for taxes.

Capital Improvements Plan (CIP) – Mr. Campbell stated that they will meet again next Tuesday. They have scheduled their visits with the Departments.

OTHER:

Mr. Capone asked how many copies we need for applications. The secretary explained that, for Planning, we need 13 of the smaller size with the application (9 for the members, 1 original, 1 for the Dept. Heads to look at, 1 for the Assessor and 1 for the Property File) and 4 of the larger size (1 for the file, 1 for the Assessor, 1 for Cartographics & the Property File, and one for the applicant). These are the signed copies.

Mr. Paradis stated that we used to have an example of a Minor Site Plan and a Full Site Plan. Ms. DeStefano stated that she had draft copies and she will look for these. A discussion of mapping and what is available on the web site was held. Mr. Capone stated that they are working on this. Ms. DeStefano thought that we might be able to remove all names and, with permission, use a copy of a case we have on file.

Mr. Capone then stated that he searched town reports back to 1971 when the scenic roads law was implemented. He found that Hemphill and Round Top Mountain (now Chester Mountain) were voted on in 1973 and Smith River Road in 1976. He did not find Peaked Hill Road but may have missed it.

NEXT MEETING:

The next meeting of the Planning Board is a workshop to be held on April 25th. Ms. DeStefano asked the Board to develop a list of Zoning or Site Plan items that they feel we should look at. Also, she would like to have a discussion of the Master Plan and the approach to revise it. We may have the Habitat Compliance, as well.

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