

PLANNING BOARD MINUTES
April 25, 2012

APPROVED as amended & clarified:
5/9/12__jrl_____

AGENDA: WORKSHOP: LIST OF ZONING & SITE PLAN ITEMS/MASTER PLAN
PRESENTATION: CIP CANDIDATE, JOHN BIANCHI
POSSIBLE COMPLIANCE: PEMI-VALLEY HABITAT FOR
 HUMANITY INC., S. Main St., #115-008 & -009
PCC: JEROME NIALETZ, Bristol Diner

ATTENDING: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Murray Campbell,
Janice DellaCroce, Clay Dingman, Steve Favorite (alternate)

ABSENT: Phil Dion (Sel. Rep.), Elizabeth Seeler (away)

OTHER: John Bianchi

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

CIP CANDIDATE, JOHN BIANCHI

Mr. Campbell introduced Mr. Bianchi stating that Mr. Bianchi has lived in Bristol for many years. Mr. Bianchi then said that they came to Bristol in 1965. He worked on the Fire Dept. for many years and is now their photographer, does accountability and safety. He worked 32 years as Water Commissioner and 28 years on the Sewer Commission when it joined with Water. He was Fire Commissioner for 6 or 7 years, and has been active with many Bristol organizations. He worked 31 years at IPC/Freudenberg NOK as Test Manager and retired in 1995. The future of Bristol is in his heart, he added. Mr. Bianchi has been married 57 years; they have 3 boys with families and a summer cottage in Calais, Vt. He is very interested in the Capital Improvements Plan (CIP) and would like to help.

M. Campbell made a motion, second by C. Dingman to appoint John Bianchi to the CIP committee. The motion carried and Mr. Bianchi was thanked for his offer to serve.

CIP COMMITTEE SIZE

Mr. Campbell stated that the CIP committee is allowed 5 members and they have 1 alternate. Mr. Campbell said that they desire to bring in new blood and feels that, with Mr. Bianchi added, they should have 7 full members. The secretary had researched the State law and could not find anything in regard to doing this. Mr. Paradis mentioned that the only down-side would be that they would then need 4 to meet a quorum. Mr. Campbell felt that they would have a better chance at meeting this with a larger membership.

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CIP COMMITTEE SIZE continued:

M. Campbell made a motion, second by S. Favorite, to change the number of members required for the CIP committee from 5 to 7. The motion carried.

Mr. Paradis asked if we still would be allowed an alternate and after discussion, it was felt that alternates would be allowed.

MINUTES OF APRIL 11, 2012

The following amendments and clarifications were made:

Page 1, Change "Ebert" to "Hebert" in four places. Also, "Asplundt" to "Asplundh" in 3 places (the 3rd is on page 2). In the first full paragraph, first line, change "that they work" with "that PSNH works". 2nd line, replace "folder" with "brochure". Page 2, 2nd paragraph, 2nd and 3rd line, change "Corporate Life" to "corporate life". Page 4, last paragraph, 3rd line, change "\$5 grand" to "\$5,000." and 4th line, change "\$3 grand" to "\$3,000."

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

POSSIBLE COMPLIANCE: PEMI-VALLEY HABITAT FOR HUMANITY INC.

Mr. Barnard had sent word that they hope to have everything back by our next meeting.

S. Favorite made a MOTION, second by D. Paradis, to CONTINUE THE COMPLIANCE HEARING FOR PEMI-VALLEY HABITAT FOR HUMANITY INC. TO MAY 9, 2012. The motion CARRIED.

WORKSHOP: LIST OF PRIORITIES

Ms. DeStefano stated that she would like to make up a list of priorities that the Board needs to address. Mr. Paradis stated that there is a long list of them and we are lucky to accomplish a couple.

Mr. Campbell brought up the need of Building Codes. Mr. Bianchi stated that we put in hydrant codes as to who could attach to them and there has been no enforcement. Mr. Campbell is concerned with flooded leach fields going into the Lake. Mr. Paradis stated that he just attended a meeting where some folks didn't even know that they had a septic tank, let alone needed to empty it. Mr. Campbell felt that education and an offer to help correct a problem is the way to approach this. The Board then discussed that Building Codes have been turned down a couple of times previously and they generally felt that they should not spend too much time on them.

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PRIORITIES continued:

Mr. Dingman has an interest in Architectural Design Standards so as to pay some attention to the area the project is located in. Ms. DellaCroce mentioned that Ms. Seeler had wanted us to look at Special Exceptions in the Industrial Zone. Ms. DeStefano added that Demolition Review had been mentioned previously. Mr. Dingman explained that this is for the HDC (Historic District Commission) gets notified before the demolition of a building so as to check into any historic significance. When asked, Mr. Dingman stated that he feels that this should be town-wide.

Mr. Paradis mentioned doing more with impervious surfaces. He also had several lists of other items to consider. He will make a full list and get it to Ms. DeStefano. Anyone else who thinks of other items should get them to Ms. DeStefano as well.

Ms. DeStefano then brought up housekeeping measures, beginning with Site Plans. She looked at our forms and felt that we might need to look at the checklists and also what is on the web site. She felt that she would speak with Mr. Capone (Town Administrator) about the latter. The secretary explained that Ms. Goodwin (Assessing Assistant) has been working with items on the web.

Mr. Paradis felt that we need to revisit buffer zones between properties and make this clearer. Ms. DellaCroce asked if the ZBA might have questions and Ms. DeStefano felt that they may not have any at this time; they have not had to meet for lack of an agenda lately.

Ms. DellaCroce felt that we are doing the town a disservice by not having more scenic roads (than four) on the list. Any citizen and 10 signatures is all that is needed to add roads. Ms. DellaCroce felt that all of the cutting that is being done right now is a shame. She is not sure that this is a Planning Board issue, however.

MASTER PLAN:

Ms. DeStefano asked Mr. Campbell to contact the fellow from the Center for Rural Partnership. Mr. Campbell stated that they have been playing telephone tag. He will keep trying. Mr. Paradis is to get bids. Mr. DeStefano asked what the Board wants to do. Ms. DellaCroce asked what a survey will cost. Mr. Paradis answered that it would be a few thousand to do it right (we have \$5,000 to work with). Ms. DeStefano suggested sending a postcard to say the survey is on the web or they can get a hard copy at the town office. Ms. DellaCroce mentioned and rfp for conducting the survey. Ms. DeStefano asked about taking only from a sampling of the people. The Board did not feel that a sampling would go over well. They felt that the vote should include all.

Mr. Campbell asked what the survey would be for and Mr. Paradis explained that it is to get public opinion on what is important. Ms. DellaCroce mentioned safety and recreational issues as examples. A discussion developed in which doing the update on an installment plan was suggested. Mr. Paradis stated that we have tried that, doing a section of the Master Plan a year, but have not had the time to give to it. Ms. DeStefano stated that we want to know what the town would like to see happen.

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MASTER PLAN continued:

Mr. Dingman stated that the Certified Local Government (CLG) has sent the HDC (Historic District Commission) a letter on the items they sent as an intent list. The CLG suggested two of these: the HDC section of the Master Plan and an Historic Inventory. A grant received from them must be used within a year. The Board felt that it would be up to HDC to determine which of these they would like to pursue.

Mr. Paradis stated that Mike Izard of Lakes Region Planning Commission (LRPC) is the contact person to see. He feels that we need to start with a survey and the Vision chapter of the Master Plan. Ms. DellaCroce agreed as we need the survey to look at the Vision. Mr. Dingman felt that he could then apply for the CLG grant on the HDC section of the Master Plan next year. Mr. Paradis felt that a survey right now would be ahead of all the changes to be made in the Town Square.

Ms. DeStefano stated that, right now, Mr. Campbell is to contact the Center for Rural Partnership and she will contact Mr. Izard. The Board should jot down any other items we should have on our priority list. Mr. Paradis explained that last time we did the Master Plan, we asked for volunteers and subdivided into 4 subcommittees, each with a Planning Board member as the head. These committees took certain sections to update. We did the parking count ourselves, as well. Ms. DellaCroce asked if it would be possible to have Mike Izard come in to our workshop and talk to us. Ms. DeStefano will ask.

Mr. Paradis mentioned that we were thinking of adding a Town Facilities chapter. A discussion was held about getting actual figures for the Master Plan update to present to the Budget Committee. Mr. Dingman added that, in the meantime, he could apply for the offset grant for the historic section.

COMMUNICATIONS:

LRPC had sent a Save-the-date notice for their annual meeting June 25th. Ms. Goodwin had e-mailed that the Hanser property out on Summer St. is now residential and that she notified them that they would need Site Plan if they ever wanted to become commercial again. The list of sign and building permits had been received. There was a DES approval for Christopher C. Colby, Danforth Brook Rd. Also, a survey for the John F. Ebersole Trust north of Hemlock Brook Rd. The April 1012 Town & City was taken by Ms. DellaCroce. The NH District of Historic Resources sent a letter that there were no findings of historic significance with the Pemi-Valley Habitat property. A wetlands permit was received for Corey Johnston, Summer St.

REPORTS:

HDC: Mr. Dingman reported that they had received that letter from Historic Resources (Habitat) also. Mr. Paradis asked if he was aware that plans are in process for the details of the Town Square. Mr. Dingman had not been notified and will talk to Mr. Capone.

Selectmen: absent.

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REPORTS continued:

CIP: Mr. Campbell stated that the committee is to meet this Friday, 4/27, at 9:00 a.m. for a tour of the Public Works Department. This is their first tour this year.

NEW BUSINESS:

Mr. Paradis mentioned that we have not had copies of the Zoning Map in our ordinance since the first publication. He feels that this needs to be done and asked if we have received any money for this. The secretary had not heard anything. Ms. DeStefano asked for a copy and said that she will get them done.

Ms. DellaCroce informed the Board that the Family Dollar store property has now been transferred to the new owner. Mr. Dingman was glad to hear of this as the HDC is to be notified before the demolition. Nothing new has come in for Mid-State Health to date.

NEXT MEETING:

Besides the possible compliance for Habitat, there is a minor site plan for Bristol Freedom Coop (Landscape business), minor site plan for Steen Gilpatric (3 sided storage shed), and site plan for Matt Hughes (Boat Sales and Repair business). Ms. DeStefano announced that if the closing has not been accomplished by then, she shall have to step down for the Boat Sales business.

With no other business, C. Dingman made a motion, second by M. Campbell, to adjourn at 8:45 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary