

PLANNING BOARD MINUTES
June 13, 2012

APPROVED:

6/27/12_jrl_____

AGENDA: PCC: NORM E. HEBERT, Hemphill Road., #215-003
PCC: PARKHURST, Lake St., #113-041
COMPLIANCE: SHERBURN RAMSAY, 15 Sugar Hill Drive, #223-020

ATTENDING: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Phil Dion (Sel. Rep.), Murray Campbell, Steve Favorite (alternate)

ABSENT: Janice DellaCroce (working), Clay Dingman (working), Betty Seeler (conflict)

OTHER: Michael Capone (Town Administrator), public

The meeting opened at 7:00 p.m. with a quorum. Steve Favorite sat in for one of the absentees.

PCC: NORM E. HEBERT/LEEANN NYSTROM

Ms. Nystrom, representing Mr. Hebert, explained that he wishes to divide one acre off for his camp. Ms. Nystrom is before the Bristol Planning Board for the first time and, though this is a simple subdivision, she is interested in any particulars that the Board may want. Mr. Paradis mentioned that they should be certain of setbacks and to look at the Zoning Ordinance for compliance. Ms. Nystrom stated that she has already done this. She added that the remainder of the lot is 6 ½ acres. She then pointed out the septic area on a rough sketch. The Board agreed that this is a pretty straight forward subdivision. With no other comments, the Board thanked Ms. Nystrom for coming in.

COMPLIANCE: SHERBURN RAMSAY

As there were no attendees yet for the next PCC, Ms. DeStefano determined to go to the compliance hearing. The Board looked at the new plan and determined that everything needed was now on it.

S. Favorite made a MOTION, second by D. Paradis, to APPROVE THE SITE PLAN FOR SHERBURN RAMSAY AS COMPLETE. The motion CARRIED and the plans and Notice of Decision were signed.

PCC: PARKHURST

No show.

MINUTES OF MAY 23, 2012:

The following amendments and clarifications were made:

Page 1, under Compliance, 3rd paragraph, 1st sentence, change to read “Ms. DeStefano asked if they would add a sentence to the covenants regarding compliance with local town regulations as well.”

M. Campbell made a motion, second by S. Favorite, to approve the minutes as amended. The motion carried with one abstention.

COMMUNICATIONS:

The 4 DES permits (Matt Hughes, Leroy Bixby, Habitat, and Barney Point LLC) were looked at and Mr. Favorite took the June 2012 Town & City magazine to read.

REPORTS:

Historic District Commission: Mr. Dingman had e-mailed his comments:

The HDC met the previous night. They got an update on the historic inventory database – have received data from the town on all properties 50 years or older. After this data has been created in the inventory, an architectural historian can fill in the details and then the completed record becomes part of the town inventory. They discussed feedback for the library and the NHDHR (New Hampshire Division of Historic Resources) in regard to the restoration of the present front library doors. The Town Administrator gave an update on the Downtown project. The HDC was briefed on the walk-thru of 545 Pleasant St. and they discussed getting support from NHDHR and the NH Preservation Alliance for a professional feasibility study for use/preservation of the Old Town Hall. Mr. Dingman also announced that he received word this afternoon that the town has been awarded 10K for a CLG grant for the historic inventory project.

Selectmen: For the benefit of those who had not heard, Mr. Dion announced that long-time employee, “Clem” Judkins passed away. Calling hours at Emmons to be from 4:00-6:00 tomorrow.

Capital Improvements Plan: Mr. Campbell explained that the committee met with the library last Friday and are to hold their next meeting next Tuesday (6/19).

NEW BUSINESS:

Mr. Capone had a question in regard to the **Bed & Breakfast** at 94 Mandy Lane. He explained that there has been a complaint that they are holding weddings there which is felt to be an expansion of use. Mr. Capone researched the web and found that the B & B are advertising for weddings and meetings.

NEW BUSINESS, B & B continued:

Mr. Paradis felt that, at the time, the Board did not discuss the uses of a B & B. Ms. DeStefano added that most B & B's do weddings. She has been to this B & B for meetings and feels that the dining room is large enough to accommodate these. She added that weddings would probably be outside. Mr. Dion stated that he agrees that this is normal activity for a B & B but the Fire Chief might be the one to say as to the amount of people allowed for each of these functions.

Mr. Paradis felt that a discussion of the B & B uses slipped through the cracks when this was before the Board. Ms. DeStefano stated that this may not have been the initial use but, with the economy, they may have been driven to this. As long as the occupancy issue is met, she feels that it is allowable. Mr. Favorite mentioned the Coppertop B & B which holds these functions. Mr. Dion felt that it would be nice if the Fire Chief is made aware of the situation.

Mr. Campbell asked if anyone could estimate how many could be allowed and Ms. DeStefano stated that the Great Room and its second level could probably hold 40 to 45 people. Mr. Dion asked if there is a second egress on the second level as it is required and the Fire Chief may need to look at that. Ms. DeStefano could not remember. She added that, in the beginning they did not do weddings and meetings as they were doing major landscaping. There is a lot of parking area and they maintain a lot of roadway.

Mr. Dion asked if they should come in and update their site plan. Ms. DeStefano said that that would require public and abutter notices. Mr. Dion felt that this would be a loss of the owners' time and it doesn't seem like anything was said about the uses. Mr. Capone will have the Fire Chief inspect the property for safety before doing anything further. The Board agreed to this.

Hall Road property: Mr. Capone mentioned that a town owned 1.8 acre parcel on Hall Rd. has been sold. Mike Sharp is now questioning if it is a buildable lot. This is purchased "as is" and the 10% down payment is not refundable. There are some wetlands there. Mr. Paradis stated that buildings must be 50' from a designated wetland. Mr. Capone said that the deed covenant limits building to a single residence, garage and shed. It is part of the Brookwood Park subdivision. It was felt that all of the deeds of the subdivision would include this covenant but does not necessarily mean that it is buildable.

Structures: Mr. Paradis had e-mailed that we need to clean up the definition of "structure" as signs are included, making them subject to the same setbacks. This conflicts with the sign ordinance which requires only a 5' setback.

Subdivision Revision: Ms. DeStefano stated that we have not done a revision of the subdivision forms and she feels that we need to do them as we did for the Site Plan, Boundary Line, and Merger forms.

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NEW BUSINESS continued:

Master Plan: Ms. DeStefano has met with Mike IZard (Lakes Region Planning Commission) and has an outline for our workshops. Mr. Campbell stated that we should not plan on PSU help.

Mapping program: Mr. Paradis expressed that he feels that the new tax map program is great. Mr. Capone added that some mapping areas need to be cleaned up. Mr. Campbell felt that his subdivisions' lot numbers are wrong. The secretary explained that the tax map lot numbers are the main numbers on the tax map and the subdivision lot numbers are included within a circle.

Zoning map: Ms. DeStefano distributed copies of the Zoning map and stated that she will run more copies for those who were not in attendance tonight. She will bring them to our workshop meeting.

NEXT MEETING:

Our next meeting is scheduled for June 27th at 7:00 p.m. and is a workshop meeting.

With no other discussions to be had, M. Campbell made a motion, second by P. Dion, to adjourn at 8:05 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary