

PLANNING BOARD MINUTES

August 22, 2012

APPROVED as amended & clarified:

9/12/12 jrl

AGENDA: LOT LINE ADJUSTMENT: TOWN OF BRISTOL/KEVIN M. & THERESA
A. GETTY, 35 & 51 Pleasant St., #114-179 & -181 -----rescheduled

PCC: DON MARTIN ---- no show

PCC: FREUDENBERG-NOK

PCC: HEIDI VON GOTZ COGEAN

PCC: DON MILBRAND

WORKSHOP: PETER VOOHEES, Plymouth State, assistance with the
Master Plan ---- canceled due to illness

ATTEND: Dan Paradis (Vice Chair), Murray Campbell, Janice DellaCroce, Clay Dingman,
Elizabeth Seeler, Steve Favorite (alternate)

ABSENT: Denice DeStefano (Chairman, vacation), Phil Dion (Selectmen's Rep.)

OTHER: Michael Capone (Town Administrator), public

The meeting opened at 7:00 p.m.

LOT LINE ADJUSTMENT: TOWN OF BRISTOL/KEVIN M. & THERESA A. GETTY

As there was a problem with the notification, the Lot Line Adjustment was postponed to
September 12, 2012.

PCC: FREUDENBERG-NOK/RENE LEFEBVRE

Mr. Lefebvre informed the Board that they wish to do a 5200 square foot addition. There are 3
walls in existence (a courtyard) and this would be to cover that area. He determined that he
would probably need a full Site Plan Review. The Board agreed. Mr. Lefebvre went on to say
that this is not 100% cast in stone as yet but he is pretty certain that it will be approved. They
have 41 acres there so percentage of structures is not an issue. This is to house a whole new
project for Chrysler. Mr. Lefebvre was thanked for coming in. He had already submitted an
application and the Site Plan is slated for Sept. 12th.

PCC: HEIDI VON GOTZ COGEAN

Ms. Cogean stated that the address is 567 West Shore Road where she has 3.9 acres of property.
She wishes to have a winery and retail sales. The business will consist of growing, crushing,
and transferring to wine. She will also do some juice.

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PCC: COGEAN continued:

Ms. Cogean went on to say that there are now 26 winery's in a winery association here in NH, of which she is a member. She acquired a building permit for a sub-basement only. It has a door, 2 windows, and a garage door on the open side and the other 3 walls are below ground. Eventually, she wishes to place a 30' x 40' building on top of this. She will have minimal tasting. Ms. Cogean's home is to the left of the drive and the winery is to the right.

Mr. Paradis stated that she will need a Site Plan. Ms. Seeler questioned Home Occupation and read the description aloud. It was found that this case did not fit. As there is to be Retail Sales (not allowed in the Lake District), Ms. Cogean was advised that she will need a Variance from the ZBA as well as the Site Plan. She was told that the criteria for a Variance can be found in the Ordinance, which is on the town web site, under Article V, Section 5.3 on page 35. Ms. DellaCroce mentioned that the checklist is also helpful.

Mr. Paradis advised that Ms. Cogean retain counsel. When asked, Ms. Cogean stated that the land was cleared years ago. The State allows for 3400 liters a day (fermentation and storage). This is to be a very small winery.

Ms. Cogean also mentioned that the Winery Association has a wine-trail map that is available. The Board expressed their encouragement and wished her well. She stated that the name she has chosen is "Newfound Lake Vineyard". She will carry fruit and grape wines. Ms. Cogean mentioned that Mead (made from honey) is also gaining ground in NH, as well.

PCC: DON MILBRAND

Mr. Milbrand asked the Planning Board to consider restaurants to be allowed in the Rural District. He feels that Low Density and Medium Density are enough as High Density would be too late at night. Mr. Milbrand mentioned that there is no high impact needed. The Board discussed areas in that District that used to have restaurants.

PCC: DON MARTIN ---- no show

MINUTES OF AUGUST 8, 2012:

The following amendments and clarifications were made:

Page 1, AGENDA, replace "Sign plans for Norm E. Hebert" with "Plan signing for Norm E. Hebert". Last paragraph, 2nd line from the bottom, replace "one on the" with "one of the". Page 3, 1st paragraph, 2nd line, replace "requested" with "submitted". In 2nd paragraph (and throughout the document as needed), replace "DeStafano" with "DeStefano". Page 4, delete "-4-" from the middle of the page.

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

PETER VOORHEES:

Mr. Voorhees called to say that he was ill and could not attend this evening.

MASTER PLAN WORKSHOP:

Visions – Murray Campbell

Mr. Campbell stated that he probably did the least on his section as he feels that a survey should be sent out first. We need questions that will point out the vision. Mr. Paradis explained that the old survey would be helpful. He added that the survey is usually first, then the vision, followed by Land Use and then the other chapters. Mr. Campbell asked how much money we have to work with. Mr. Paradis answered that we are allowed \$5,000 this year. Mr. Campbell asked the cost of sending out a survey and Mr. Paradis estimated 75 cents each with about 2,000 sent out. He added that it pretty much will use up the \$5,000.

It was pointed out that the previous survey results are in the back of the Master Plan. As some did not have these pages, Mr. Capone ran copies off for the Board.

Mr. Campbell stated that the town is changing and that he feels that future growth will be in the rural areas. He feels that the Board must think about zoning in these areas. The need will be for more single-type homes. Mr. Campbell feels good about our most recent growth (Family Dollar, the Boat business, the new Medical Center, etc.). He concluded that we need to do a survey first in order to update the vision section.

Land Use – Dan Paradis

Mr. Paradis feels that this section needs a lot of help. Mr. Dingman added that it is a most important section and suggested that it is where we shall need professional help.

Population & Growth – Janice DellaCroce

Ms. DellaCroce stated that our growth shows only an increase of 21 people. She asked if it is due to our tax rate. Mr. Paradis stated that Hebron is very expensive. Ms. DellaCroce feels that we need to do research since the 2010 census. We need to look at our present Zoning Districts, as well. She expects some growth is to be expected in the small Lake lots that are non-conforming. Education is sky-rocketing. We get an increase of 2,000 seasonal residents (visitors not included) yearly. Mr. Capone added that we get another 1500 or so from Sept.-May with the Middle and Regional schools. He questioned if this is a good or a bad time to break from the regional school system.

As to age, Ms. DellaCroce stated that we have a lot of available data, which is a plus. She mentioned that variances have been given to folks who are retired now but, upon their demise, the houses get sold and perhaps a family moves in. This costs the town more. Also, retirees need nearby stores and medical facilities.

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Population & Growth continued:

Mr. Favorite stated that Freudenberg-NOK employed 1200-1400 and then it dropped to 500. The school became our biggest employer. Many of the teachers drive a distance instead of living in Bristol. He questioned what draws them to the other towns. He feels that we are losing to towns with more activity.

Mr. Paradis stated again that we need to look at our Zoning Districts. Ms. DellaCroce feels we need more forward thinking. Mr. Paradis pointed out that we have some weird zoning such as dual districts along Route 104 east (Corridor Commercial on one side of the road and Rural on the other). Mr. Capone added that it also has restricted entries.

Ms. DellaCroce then brought up housing and asked how places like Bungalow Village and Blueberry Shores are counted in the statistics. Mr. Paradis asked about looking at workforce housing, as well. Ms. DellaCroce admitted that she has not looked at that. She went on to say that cluster housing should be looked at to see what current parcels would allow this to be done. Mr. Paradis felt that we should not give developers any ideas. Ms. DellaCroce stated that the Lake is over-saturated and we need to inventory parcels such as the Walker farm. Mr. Campbell said that some are in trust and are buildable lots. He mentioned 100 Acre Woods behind his home adding that there is buildable land there. Mr., Capone mentioned that economics drive what can be developed.

Conservation – Elizabeth Seeler

Ms. Seeler spoke with Mason Westfall of the Conservation Commission. He mentioned things such as a bat cave and that the Fishery is now gone. Lawn fertilizing should be addressed and we should explain Brownfield. Ms. Seeler mentioned the lot where the old mica building was and we need funding sources for Conservation land. The format needs to be revised so as to match the other chapters.

Historic – Clay Dingman

Ms. DellaCroce felt that a locus map is needed. Mr. Dingman stated that he had notes on the back of what was sent to the Board. The Historic Chapter has many changes now that we have CLG status. We have ample protection but now need to educate the public. The HDC has made a list of historic properties and are taking information from State surveys.

Mr. Dingman suggested that we give specifics over how to restore old buildings and that they are more cost effective. We need to mention such places as The Mill, Cardigan Mountain Orchard, the Whipple House, the Common Man, Woodstock and the Brewery. Some changes are needed to be made, such as giving the benefits of a Historic inventory. We need to link designs and to recommend what CLG is. In other words, to pretty much update the section.

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MASTER PLAN continued:

Mr. Capone stated that he does not see workforce housing to be a concern. The Regional Planning Commission did some work on this. Our last survey is 10-13 years old. Regional Planning will have a collection of surveys. Mr. Favorite feels we need to look at Laconia in regard to workforce housing. He sees Bristol residents leaving Bristol in order to work. A short discussion on traffic followed.

CORRESPONDENCE:

There is to be the 2012 Municipal Law Lecture Series in Sept. & Oct. Metrocast has sent in their usual yearly request about subdivisions. The secretary will answer this. There was a DES Intent to Close letter in regard to Bristol Auto and a letter in regard to the Newfound Boat Shoppe from the NH Dept. of Safety for minor changes.

REPORTS:

HDC: Didn't meet

Selectmen: Mr. Dion is absent.

CIP: Mr. Campbell reported that they met last night and will meet again next Tuesday. Mr. Paradis added that the Budget Committee does not seem very supportive of Capital Reserve accounts or of lease-purchase buying. Mr. Campbell said that the committee is in the formative stage of showing what happens using their way and by using the CIP suggested way.

QUESTION: Mr. Capone mentioned that the second-hand shop across the street is looking to replace their sign. However, the sign has the capability of being illuminated. The Board explained that illumination of signs requires Site Plan.

With no other business, E. Seeler made a motion, second by S. Favorite, to adjourn at 9:10 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary