

PLANNING BOARD MINUTES  
February 13, 2013

**APPROVED as amended & clarified:**  
**3/13/13 \_\_jrl\_\_\_\_\_**

AGENDA: 13SPR01 SITE PLAN REVIEW: MID-STATE HEALTH CENTER, Corner of Robie Road & Pleasant Street, #228-013

13SPR02 SITE PLAN REVIEW: JOSEPH SANTAMARIA, 345 Lake Street, #112-033

PCC: JIM SHOKAL, Wulamat Road, #103-013

ATTENDING: Denice DeStefano (Chairman), Dan Paradis, Murray Campbell, Janice DellaCroce, Clay Dingman, Elizabeth Seeler

ABSENT: Phil Dion (Sel. Rep. ), Steve Favorite (Alternate – away; FEMA)

OTHER: Michael Capone (Town Administrator), Public

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

**PCC: JIM SHOKAL**

Mr. Shokal stated that he is asking about the property at 391 Wulamat Road for a client who is interested in purchasing this property. It is a non-conforming lot and the present house sits close to a Boundary. The client would like to erect a new building that is centered in the lot and would meet all setbacks. The present location is accessed by stairs that descend from the driveway. How feasible would it be to do this, especially if he were to increase the height? What would be needed?

Mr. Paradis stated that the client can expand if the new building is within the setbacks. The client can go up to 1' higher than what is currently there but would need a Special Exception to go higher than that. A permit for Shoreland Protection would also be needed. Mr. Shokal said that he is okay with Shoreland Protection. Mr. Paradis explained that, by getting a Special Exception, it gives the abutters a chance to speak, especially where their view may be impeded.

Ms. DellaCroce asked if they intend to replace the septic. Mr. Shokal answered that they believe that the septic is okay. The Board stated that they feel that he just needs a Special Exception. Mr. Paradis read from RSA483-B:11, page 338 of the NH Regulations regarding non-conforming lots and felt that he may be okay with the State. Mr. Shokal will check with Bruce Barnard in regard to septic and Shoreland Protection. Ms. DellaCroce asked if the new building will meet all setbacks and Mr. Shokal felt that it will.

Mr. Paradis explained that a PCC is not binding on either the Board or the applicant though the Board gives the best information that they can based on what is presented to them. Mr. Shokal was then thanked for coming in.

**13SPR01 SITE PLAN: MID-STATE HEALTH CENTER (Jennifer McCourt, McCourt Engineering, Sharon Beaty and Wendy Williams of Mid-State Health)**

The secretary read the application, list of abutters notified, where the hearing was noticed, and stated that there were no telephone calls or written messages received. There were comments from the Highway and the Fire Departments. Ms. DeStefano explained the hearing procedures.

The checklist was then addressed. Mr. Paradis asked about the water line and was told that the town will provide this. It was found that #40. Signs did not have the sign size on the plan and that #48. Waivers on the Plan were missing.

C. Dingman made a MOTION, second by J. DellaCroce, to ACCEPT THE APPLICATION AS COMPLETE SUBJECT TO PUTTING THE SIGN SIZE AND THE WAIVERS ON THE PLAN. The motion CARRIED.

Ms. McCourt then pointed out the Site Plan features. She stated that they are asking a waiver for the Staff parking (from 10' x 20' to 9' x 18'). These are all in the rear of the building and allow for a Fire Truck to get access. She mentioned that there will be sidewalks all around the building. Dumpsters will be in the rear. The sign will be facing east. Ms. McCourt pointed out the right-of-way along Route 104 that the town owns. They have decided to change the shrubs from Dogwood to another type in Similar height but better suited to this climate. Ms. McCourt showed the location of the septic which will be a pump system. There will be infiltration detention ponds and erosion control fabric used during building.

Mr. Paradis asked about maintenance and was told that it consists of cleaning out the sediment when it is full. Ms. McCourt then showed the location of the new water line and stated that lighting would consist of 16' mounted for the parking lot and around the building. Mr. Paradis asked what hours these would be on and Ms. Beaty answered that, in Plymouth, they have a timer which usually shuts them off at 7:00 p.m. They leave down lights by the doors on for security purposes. They also make it known that they do not keep narcotics on the premises.

Ms. McCourt pointed out the construction details and the elevation drawings. She stated that they are in the process of determining whether to use light beige or light grey for the outside. There will be an Atrium in the middle of the inside of the building. There is also a covered drop-off area out front.

Ms. DeStefano stated that the Highway Dept. has approved a driveway permit. Ms. McCourt stated that they have also talked with the Water/Sewer Dept. and the Fire Chief. Mr. Dingman asked how many parking spaces do they really need and Ms. Beaty stated that they calculated these by their need. When Ms. DellaCroce asked about the 9' x 18' parking spaces, she was reminded that there is a waiver for these. Mr. Paradis mentioned that the Board needs to look at whether or not driveways need to be free of setbacks. Something for a workshop meeting. Ms. DellaCroce asked if the sign is to be lit and Ms. Beaty stated that it will be down-lit and the size will meet the town regulations.

Ms. DeStefano asked for public comment: Alan Barnard asked if the snowmobile trail will still be in existence. Tom Keegan, previous owner of the property in question, pointed out the revised

**MID-STATE HEALTH SITE PLAN continued:**

snowmobile route that will remain on his property next to this one.

Ms. Beaty stated that there are 25 spaces that are affected in the waiver request and will require less pavement. Mr. Paradis asked if they had considered impervious surface and Ms. Beaty answered that they found it to be more maintenance and costly. Ms. McCourt added that they find that wherever there is heavy traffic, it breaks up.

M. Campbell made a MOTION, second by C. Dingman, to APPROVE THE WAIVER TO ALLOW 9' X 18' Staff PARKING SPACES IN THE REAR OF THE BUILDING. The motion CARRIED.

E. Seeler made a MOTION, second by C. Dingman, to APPROVE THE WAIVER TO ALLOW THE PARKING WHERE IS SLIGHTLY ENCROACHES IN 4 PLACES OF THE BUILDING SETBACKS. The motion CARRIED.

E. Seeler made a MOTION, second by C. Dingman, to CONDITIONALLY APPROVE THE SITE PLAN OF MID-STATE HEALTH CENTER. THE CONDITIONS TO BE THE PLACEMENT OF THE SIGN SIZE AND THE WAIVERS ON THE PLAN. Mr. Dingman stated that he would also like to see A MOCK-UP OF THE SIGN as a condition. Ms. Seeler agreed to add this to the motion conditions and Ms. Beaty stated that she would be happy to do so. The amended motion CARRIED.

The hearing was then continued to Feb. 27<sup>th</sup> for the signing of the corrected plan.

**13SPR02 SITE PLAN REVIEW: JOSEPH SANTAMARIA (ALAN BARNARD, Surveyor)**

The secretary read the application, abutters notified, where the hearing was advertised and stated that there were no phone calls or messages received pertaining to this case. There were Department comments from Fire and Water and Sewer.

The checklist was addressed. Found missing were the expiration date, downcast lighting note, the Erosion control, and waivers on the plan. Mr. Barnard explained that the lighting would be downcast. He also mentioned that there are natural ditches on the property.

Ms. DeStefano read the comments from the Departments. These regarded that the ¾" water line and the 4" sewer lateral will need upgrades, a copy of the sprinkler design was requested and the Fire Chief had a 2 page list of requirements.

E. Seeler made a MOTION, second by M. Campbell, to ACCEPT THE APPLICATION AS COMPLETE PENDING THAT THE EXPIRATION DATE AND WAIVERS BE INCLUDED ON THE PLAN. The motion CARRIED.

M. Campbell made a MOTION, second by E. Seeler, to APPROVE THE WAIVER FOR 9' X 18' PARKING SPACES (2 PER UNIT) TO ALLOW FOR 12 SPACES INSTEAD OF THE REQUIRED 9 SPACES AND TO ALLOW THE REDUCTION OF DISTURBED AREA. The motion CARRIED.

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**SANTAMARIA SITE PLAN continued:**

Mr. Barnard pointed out the two large gravel entrances. He explained that there are stone infiltration trenches, which are better than rain gardens. There will be gutters on the building. This has been approved by Shoreland Protection (both for taking down the previous building and for erecting the new one. There are two calculations as DES allows 28% and Bristol 28.1%. Mr. Barnard pointed out the small area of the property that is not in the Shoreland Protection area.

Ms. DellaCroce mentioned that at a PCC, Mr. Santamaria was short a small amount for building this. Mr. Barnard stated that this was due to what is on the tax map but when surveyed, the actual amount allows for this building.

Ms. DeStefano asked for public comment and there was none.

Mr. Dingman stated that, though the Board has no regulation for such, he would have liked to have seen a rough sketch. He is disappointed that the building is just a box instead of something that would compliment the surrounding Victorian buildings. He added that he feels that the applicant has done a great job with run-off. Mr. Barnard thought that Mr. Santamaria might have more detail than what is shown. He will relay Mr. Dingman's concern to him. A discussion followed as to the lack of egress for the first floor bedrooms. This was felt that the Fire Chief will address.

Mr. Paradis read #K on page 37 of the Site Plan regulations regarding erosion. Ms. DellaCroce asked about lights and Mr. Barnard stated that there will be none in the parking area. The only lights are on the building as shown.

C. Dingman made a MOTION, second by E. Seeler, to APPROVE THE APPLICATION FOR JOSEPH SANTAMARIA WITH THE INCLUSION OF THE WAIVERS ON THE PLAN AS WELL AS THE EXPIRATION DATE. The motion CARRIED.

The hearing is continued to February 27 for compliance of the updated plan.

**MINUTES OF JANUARY 23, 2013:** The following amendments and clarifications were made: Page 2, 1<sup>st</sup> Paragraph, 2<sup>nd</sup> line, following "6:00 p.m.," insert "process the SCC uses for approving projects". Under Wind Towers, 2<sup>nd</sup> & 3<sup>rd</sup> line, delete "have smaller cases come in to us." and replace with "be evaluating cases that come under our Ordinance."

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

**CORRESPONDENCE:** Correspondence consisted of all of the list of the 2012 permits and the list of 2013 permits to date.

**REPORTS:**

**HISTORIC DISTRICT COMMISSION:** Mr. Dingman stated that they met last night. They are looking to review the HDC section of the Zoning Ordinance Plan for the coming fall consideration and discussed

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**HDC REPORT continued:** that the AG and the Executive Council have approved our grant.

**SELECTMEN:** With the absence of Mr. Dion, Mr. Capone reported that the Planning Bd. budget Has passed with the Budget Committee and that they approved the warrant article for the reduced figure of \$8,000. for the Master Plan as we requested.

While speaking of this, Ms. DeStefano and Mr. Paradis have been working on the information sheet that explains the Zoning Amendments. An approval from the Board was given for them to further explain the re-numbering in Amendment #5. Ms. DeStefano will e-mail this to the secretary and to Mr. Capone. The secretary will make copies to be available at the Town Office and also at Town Meeting.

**CAPITAL IMPROVEMENT PLAN:** Nothing to report yet.

**NEW BUSINESS:**

**Mr. Campbell's Draft Letter:** Mr. Campbell would prefer to go over this before 2/19/13. Mr. Paradis expressed that he cannot sign it as it stands and our workshop meeting is not until 2/27. After a short discussion, it was felt that it should be put off until the workshop. Mr. Dingman added that it would not carry much weight for the 19<sup>th</sup> anyway; that it is more important to get it to the FCC. Ms. DeStefano stated that it needs to be short and concise for anyone to bother to read it. Mr. Paradis said that the problems for him are visual and sound. The positive part, he supposes, is that it conserves land for 2 ½ miles. Mr. Campbell thought that the Board would probably prefer paragraphs 1, 2, and the last one. The Board determined to look at this and come up with ideas for the 27<sup>th</sup>. A discussion followed. It was mentioned that the Selectmen's letter is on the web.

**MASTER PLAN:** Ms. DeStefano stated that she has been in contact with Mike Izard, LRPC, and they are to meet on March 29<sup>th</sup>. at 9:00 a.m. to discuss what is needed and precisely when each segment is to be implemented. Mr. Dingman mentioned that the next round for CLG grant application is coming up and he may be able to write something up for the Master Plan. This was thought to be a good idea and he will start on it.

**SCENIC RESOURCES:** Ms. DeStefano asked Mr. Dingman if he has gotten together with Dan Sunquist, NH Forestry, on this and Mr. Dingman has not as yet.

**NEXT MEETING:** Our next meeting will be held Feb. 27, 2013, 7:00 p.m. The agenda includes the signing Of the two revised Site Plans and is our Workshop session. We shall look at the Wind Project letter at this time.

With no other business to come before the Board, E. Seeler made a motion to adjourn at 9:45 p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary