

PLANNING BOARD MINUTES  
March 13, 2013

**APPROVED AS AMENDED & CLARIFIED:**

**3/27/13**   jrl                  

- AGENDA:       13SPR01 SITE PLAN REVIEW: MID-STATE HEALTH CENTER, Corner of Robie Road & Pleasant Street, #228-013 - sign plans
- 13SPR02 SITE PLAN REVIEW: JOSEPH SANTAMARIA, 345 Lake Street, #112-033 - sign plans
- PCC: Jon Shackett, Lake St., #113-045
- 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)

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

**MINUTES OF FEBRUARY 13, 2013:**

The following amendments and clarifications were made:

Page 2, next to last paragraph, 5<sup>th</sup> and 6<sup>th</sup> line, delete “free of” and replace with “outside the”. Page 3, 1<sup>st</sup> full paragraph, 2<sup>nd</sup> line, replace “surface” with “pavement”. 3<sup>rd</sup> full paragraph, 1<sup>st</sup> line, insert “from Site Plan regulations” following “Waiver”. Next line, change “Where Is” to “Where It”. Page 4, 1st Paragraph, 4<sup>th</sup> line, insert “of impervious surface” following “calculations”. Page 5, under New Business, 4<sup>th</sup> line, replace “FCC” with “Site Evaluation Committee (SEC)”.

C. Dingman made a MOTION, second by J. DellaCroce, to APPROVE TH E MINUTES AS AMENDED. The motion CARRIED.

**SITE PLAN: MID-STATE HEALTH CENTER – Jennifer McCourt, McCourt Engineering**

The depiction of the proposed sign was presented and Ms. McCourt explained that the intent is to have this sign show evenly with the Family Dollar sign. She added that the Pine tree may be a little to the right of where it is shown here. The lights will be down-lit.

The revised plan was then presented with the waivers added. The sign size was on the other sheet so Ms. McCourt added a handwritten note on the plan for this with the Board’s permission.

E. Seeler made a MOTION, second by C. Dingman, to APPROVE THE SITE PLAN FOR MID-STATE HEALTH CENTER. The motion CARRIED. The Board signed the plan and Notice of Decision.

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**SITE PLAN: JOSEPH SANTAMARIA – Alan Barnard, surveyor**

Mr. Barnard presented the revised plan and stated that they will have a sprinkler system installed. Mr. Santamaria added that the system is approved by the Fire Chief already. Mr. Barnard pointed out where the expiration date and waiver was added to the plan.

C. Dingman made a MOTION, second by E. Seeler, to APPROVE THE SITE PLAN OF JOSEPH SANTAMARIA AS PRESENTED. The motion CARRIED and the Board signed the plan and Notice of Decision.

**PCC: JON SHACKETT (accompanied by Jeff Shackett, owner of the proposed building)**

Ms. DeStefano read the instructions explaining that a PCC (Preliminary Conceptual Consultation) is not Binding on either the applicant or the Board though the Board will give their best advice based on what is presented.

Jon Shackett stated that he would like to rent space from his brother, Jeff, for a Nano Brewery. The Building is located at 30 Lake Street and would be located in the basement/garden level. Manufacturing is not allowed in the Downtown Commercial District. He would be allowed, by the State, to sell up to 2,000 barrels a year but his maximum output is 20 barrels. The State regulation for this is RSA178: 12-a. He would like to have a half-wall so that folks could see the process and he would be allowed to serve 4 oz. samples, though this is not necessary. Most of his sales would be at Jeff's store, he added.

The Board searched the allowed uses and their definitions. As there is nothing on Nano Breweries or anything like them, the Board determined that Mr. Shackett would need a Variance and a Site Plan. They also explained that, where this is a new State regulation, the Board has not addressed it. They will need to do so and bring it before the voters next March. Mr. Shackett could decide to wait until then if he wishes. Ms. DeStefano read the requirements for a Minor Site Plan as there will be no change to the building. The Board would need to vote to do so at this time.

C. Dingman made a MOTION, second by E. Seeler, to GRANT A MINOR SITE PLAN FOR JON SHACKETT FOR A NANO BREWERY AT 30 LAKE STREET PROVIDING HE GETS AN APPROVED VARIANCE. The motion CARRIED.

Jeff Shackett asked what he needs to do and the secretary stated that he only needs to provide a paper giving Jon permission to do this. A little later in the meeting, the brothers returned to tell the Board that they have decided to wait for the Board to make the Zoning Ordinance changes.

**WIND FARMS LETTER:**

Mr. Campbell expressed that he would like to have Dan Paradis' rendition given serious consideration. Ms. DellaCroce felt that "To Whom it May Concern" should be more specific. Ms. DellaCroce questioned leaving out the portion of the first paragraph that mentions the moratorium as this has been pulled back. Mr. Campbell stated that he believes it will still go forward once it is re-written. Mr. Dingman felt it was okay to leave this in as it is background.

A discussion was held as to who should get copies. It was felt that the SEC members and also the Iberdrola list should be included.

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**WIND FARMS LETTER continued:**

C. Dingman made a MOTION, second by E. Seeler, to ACCEPT DAN PARADIS' LETTER AND DISTRIBUTE IT TO THE ABOVE MENTIONED LIST. Mr. Campbell mentioned the signage committee and Ms. DeStefano said the local legislature and SEC. It was mentioned that it should be placed on the web, also. The motion CARRIED.

The secretary is to see to getting the letter onto Town stationary and to mail it out. Mr. Dingman said That he will get the addresses and e-mail them to her.

**ELECTION OF OFFICERS FOR 2013-2014:**

E. Seeler made a MOTION, second by C. Dingman, to CONTINUE WITH THE SAME SLATE IF THEY ARE WILLING: DENICE DE STEFANO AS CHAIRMAN AND DAN PARADIS AS VICE-CHAIRMAN. Both were willing and the motion CARRIED.

**CORRESPONDENCE:**

The correspondence was looked at: E-mail changes for Atty. Waugh's office, the DES approval of construction for Mid-State Health Center, OSHA Training, and Meet the Candidates invite (which was e-mailed to the members previously).

**REPORTS:**

**HDC:** Mr. Dingman stated that HDC did not meet due to it being voting day. The New Hampshire District of Historic Resources has allowed them to post a notice for a qualified programmer for the Online Historic Resources Survey Form Reconfiguration and for proposals for a 35 CFR 61 qualified Architectural History Consultant for the Historical Survey Form Update.

**Selectmen:** Mr. Capone explained that they will be meeting March 21<sup>st</sup>. He then asked if one of the Board members would be willing to speak to the Article for the \$8,000. Appropriation for the Master Plan. Mr. Paradis will do this as Ms. DeStefano will be away.

**CIP:** The CIP committee is to begin meeting again next Tuesday, March 19<sup>th</sup>.

**OTHER:**

Ms. DellaCroce asked how we stand on the Master Plan and survey. Ms. DeStefano answered that she is to meet with Mr. Izard, Lakes Region Planning Commission, on March 29<sup>th</sup> at 9:00/9:30 a.m.

Mr. Capone stated that all of the Zoning Amendments passed and he read the vote numbers.

**NEXT MEETING:** Our next meeting will be March 27, 2013 at 7:00 p.m. and is a Workshop meeting.

With no other business before the Board, they adjourned at 8:26 p.m.

Respectfully submitted,  
Jan Laferriere