

PLANNING BOARD MINUTES
June 12, 2013

APPROVED as amended & clarified:
6/26/13 __jrl_____

AGENDA: SUBDIVISION (13SUB01) and SITE PLAN (13SPR03): ALAN M. BARNARD ET AL/JOSEPH SANTAMARIA/MIKE CAPSALIS, 802 Lake St., #216-100
PCC: HEIDI COGEAN
WORKSHOP: MASTER PLAN SURVEY

ATTENDING: Denice DeStefano (Chairman), Dan Paradis (Vice Chairman), Shaun Lagueux (Sel. Rep.), Clay Dingman, Elizabeth Seeler, Steve Favorite (Alternate).

ABSENT: Murray Campbell (ill), opening for one member.

OTHER: Michael Capone (Town Administrator), applicants

The meeting opened at 7:00 p.m. with a full board. Mr. Favorite sat in for Mr. Campbell and Mr. Lagueux for Joe Denning .

SUBDIVISION/SITE PLAN: BARNARD/CAPSALIS/SANTAMARIA

The secretary read the applications, abutters list, where the hearings were advertised, and stated that there were no phone calls or written correspondence received except for comments from the Highway Department and the Water/Sewer Department.

The subdivision checklist was then addressed. A waiver was asked for #14, 2' intervals changed to 5'. Mr. Barnard explained that the front lots are relatively flat and the 5' intervals depict the slope of the undeveloped lots. Ms. DeStefano read the comments from the Departments: the Highway Dept. has approved the areas in which the driveways will be located as indicated. Water/Sewer has the ability to provide water service on North Main St. with conditions of easements o lots 3 and 4.

E. Seeler made a MOTION, second by S. Favorite, to APPROVE THE WAIVER TO #14 FOR 5' INTERVALS. The motion CARRIED.

E. Seeler made a MOTION, second by S. Favorite, to ACCEPT THE SUBDIVISION APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Paradis asked about a drainage plan. Mr. Barnard stated that he has shown this on the plan and there are only minor changes from what is already in place. These are with parking on lot 1. Mr. Paradis asked if the garage is coming down. Mr. Barnard answered that, on the plan, it says "shed remains to be removed". The area is tabalized. Mr. Paradis then asked about the driveway for the office lot and was shown where it is on the plan.

There were no public comments.

-2-
Planning Board Minutes
6/12/13

SUBDIVISION: BARNARD/CAPSALIS/SANTAMARIA continued:

S. Favorite made a MOTION, second by E. Seeler, to APPROVE THE SUBDIVISION FOR MIKE CAPSALIS AND JOSEPH SANTAMARIA/ALAN BARNARD AS PRESENTED. The motion CARRIED. Mr. Barnard will bring in the finished plan and mylar for signatures.

The Site Plan checklist was then addressed. A waiver was asked for #16, 2' intervals to be 5' instead. E. Seeler made a MOTION, second by C. Dingman, to ALLOW 5' INTERVALS IN PLACE OF 2' INTERVALS. The motion CARRIED.

Ms. DeStefano stated that #30 is in a note under the signature block. Mr. Barnard submitted a photo which shows the forested area better. Ms. Seeler noted that nothing will change on lots 1 and 2. Mr. Barnard added that lot 1 will have some new parking. Mr. Capsalis stated that they will use the lawn for some parking and he plans to remove some bushes and a dead tree.

Ms. Seeler questioned that there is no indication of snow storage. Mr. Capsalis does not intend to have the antique store open in the winter and the office parking is grandfathered. Ms. Seeler stated that we need to know this in case the property is ever sold. Mr. Barnard pointed out lots of areas to plow the snow.

Ms. Seeler asked if chemicals will be used on the parking areas. Mr. Barnard felt that it will be less than what will be on Lake St. (3A) or North Main St. He also mentioned the retention area by the road.

Mr. Barnard requested the 25% reduction of parking spaces and to reduce the sizes to 9' x 18' as shown in the blue and green printing on the plan. Mr. Lagueux asked what the original requirement would be. Ms. DeStefano stated that 20 spaces, 20' x 10' are required. The request would bring it down to 15 spaces. Mr. Barnard stated that they had thought of asking for just 18 spaces but thought it best to ask for the 25% in case Mr. Capsalis wishes to remove any others. Ms. Seeler felt that the lot 1 reduction could be difficult as antique people need wide spaces to bring their items out. Mr. Barnard showed the area to be used and Mr. Capsalis stated that the big stuff goes in the garage. Mr. Dingman asked how many vehicles are there at a time and was told that there may be 4 at most. Mr. Capsalis stated that he will fix the gravel area but it will remain.

Mr. Paradis brought up drainage calculations and suggested justified plans to waive. Mr. Barnard stated that there will be no changes in drainage. Would the Board like to list it as Not Applicable or would they rather have it waived. Mr. Lagueux asked about a wetland delineation and Mr. Barnard stated that it had to be done for DES. Mr. Paradis felt that the note on the plan should be clear. Mr. Dingman suggested that it be waived and put on the plan.

-3-
Planning Board Minutes
6/12/13

SITE PLAN: BARNARD/CAPSALIS/SANTAMARIA continued:

The Board determined that they need 2 waiver requests: lot 1 to reduce parking to 15 spaces and lot 2 for a 25% reduction from 14 to 11 spaces.

C. Dingman made a MOTION, second by E. Seeler, to REDUCE THE PARKING SPACES REQUIRED ON LOT 1 TO 15. The motion CARRIED.

C. Dingman made a MOTION, second by E. Seeler, to APPROVE THE 25% REDUCTION FOR LOT 2 FROM 14 SPACES TO 11 SPACES. The motion CARRIED.

Ms. Seeler stated that they are showing 13 right now and she feels that parking space numbers should be left up to the owner.

E. Seeler made a MOTION, second by S. Favorite, to ALLOW PARKING SIZE OF 9' X 18' INSTEAD OF 10' X 20'. The motion CARRIED.

D. Paradis made a MOTION, second by C. Dingman, that A COMPLETION DATE (1 YEAR) AND THE DRAINAGE WAIVER BE PLACED ON THE PLAN. The motion CARRIED.

Mr. Dingman questioned impervious calculations and Mr. Paradis explained that we only have jurisdiction of impervious coverage by structures in the Zoning Ordinance. Mr. Barnard stated that the DES required drainage plan covers the new plan.

C. Dingman made a MOTION, second by E. Seeler to ACCEPT THE APPLICATION AS COMPLETE WITH THE CONDITION OF ADDING THE COMPLETION DATE AND DRAINAGE WAIVER TO THE PLAN. The motion CARRIED.

Mr. Barnard presented several photos of the area and mentioned that there is a stone well that is 30' deep and he wishes to have remain intact for preservation purposes. He would also like to leave lots 3 and 4 on the Site Plan though they are not part of the plan but are for the subdivision. He will place a note on the Site Plan stating this.

When asked, Mr. Capsalis stated that he plans on opening April 15th and close the end of October. Mr. Paradis asked about the sign as we would prefer it not to be sky high. Mr. Dingman felt that it needs to tie in to the approval and Mr. Barnard suggested Mr. Capsalis could bring in a sketch when he determines what it will look like. When asked, Mr. Capsalis stated that it would not be internally lit. Mr. Barnard stated that he would ask for Approval with Conditions of the 2 notes and the sign to be subject to review of the Planning Board. Mr. Capsalis stated that it won't be lit or high and will meet requirements. He would like to find something antique looking for it. Mr. Paradis stated that we could remove the area of the sign on that lot and Mr. Capsalis could come in for a modified Site Plan when he

-4-
Planning Board Minutes
6/12/13

SITE PLAN: BARNARD/CAPSALIS/SANTAMARIA continued:

is ready. Everyone agreed that this would be better and Ms. DeStefano read the rules for a modified site plan.

Heidi Cogean was asked if she had any comments and she stated that she is just happy about the antique shop.

E. Seeler made a MOTION, second by C. Dingman, to APPROVE THE SITE PLAN OF MIKE CAPSALIS/JOE SANTAMARIA/ALAN BARNARD ET AL WITH CONDITIONS: ADD THE COMPLETION DATE TO THE PLAN, ADD THE DRAINAGE REASONS TO THE PLAN, REMOVE THE SIGN FROM LOT 1, AND NOTE THAT THE SITE PLAN IS NOT FOR LOT 3 AND 4. The motion CARRIED.

PCC: HEIDI COGEAN, 567 W. Shore Road:

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board but that the Board will give the best answers that they can based on what is presented.

Ms. Cogean stated that she is the owner of Newfound Lake Winery which consists of a vineyard, rhubarb garden, and a winery building. She has completed all State and Federal regulations. The secretary explained that Ms. Cogean is asking if she can have a Minor Site Plan. As there has been a Zoning decision previously, the Board stated that she needs a full Site Plan. Mr. Lagueux added that it might be in her best interest to hire a surveyor as they know what is needed and could save on time for her.

MINUTES OF MAY 22, 2013: The following amendments were made:

Page 2, under Correspondence, replace "Graton" with "Grafton". In the last paragraph on page 2, 3rd line, replace "base" with "rate".

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

MASTER PLAN SURVEY:

Ms. DeStefano asked if she should just take our last draft to Mike Iazard for his input before we go any further. The Board felt that this is a good idea as they may have suggestions. It was determined that Ms. DeStefano would e-mail the survey to Mr. Iazard beforehand and then she and possibly Mr. Dingman will meet with him. After that, we can look at any of their recommendations.

COMMUNICATIONS:

Received was a Wetlands Permit Application for PSNH, Ayers Island Rd., for a temporary access road. Also DES Applications for Construction for Jason G. North and for Sheila & Wesley Besaw Jr.

REPORTS:

Historic District Commission: Mr. Dingman explained that their meeting was canceled as they had no hearings. They have been awarded a CLG grant for the rewrite of the Historic Section of our Master Plan from the NH Department of Historic Resources.

-5-
Planning Board Minutes
6/12/13

REPORTS continued:

Selectmen: Mr. Lagueux stated that the CIP committee came in for a discussion. The 2014 budget process has not begun yet. Kerin Rounds is the new Chairman of the Budget Committee and Mark Chevalier chose to remain Vice Chairman. There is still the one open seat and they expect to fill it at their August 12th meeting.

CIP Committee: Mr. Favorite stated that they met and will meet again on June 18th. They anticipate going to meet with the Budget Committee on August 12th. Mr. Lagueux suggested that they determine that soon as Fire and Water and Sewer are also slated for that evening.

NEW BUSINESS:

Mr. Paradis stated that he has been asked to present the new PRLAC plan to the Planning Board. It was determined that this could be done at our June 26th meeting.

Mr. Favorite distributed copies of a new lead-in for our survey that he felt might help with responses. This will be discussed at our workshop meeting. He also mentioned that Kim Koulet, LRPC, is to retire within this a year. The annual meeting for LRPC is June 24th and Mr. Favorite said that it is a good night and suggested that members think about attending. He added that LRPC is now going to involve drinking water in their discussions.

Mr. Favorite reported that Mr. Campbell is doing very well and Mr. Favorite had the Board sign a card for him.

NEXT MEETING:

After discussion, it was determined to cancel the July 24th workshop meeting. Our next meeting is June 26, 2013 at 7:00 p.m. and is a workshop meeting.

With no other business before the Board, S. Favorite made a motion, second by C. Dingman, to adjourn at 9:05 p.m. The motion carried.

Respectfully submitted,
Jan Laferriere, recording secretary