

PLANNING BOARD MINUTES
August 14, 2013

APPROVED AS AMENDED & CLARIFIED:

8/28/13 ___jrl_____

AGENDA: CONDITIONAL COMPLIANCE: 13SUP01 SPECIAL USE PERMIT: LYNNE ENGLAND, 18 Browns Beach Rd., #104-162
13SUB02 SUBDIVISION: JOHN P. & BETH MORRISON, 230 Summer St., #223-089.001
PCC: MARY ELLEN ROOT for DOUG COLBY ----NO SHOW
PCC: PAUL ZAREAS -----NO SHOW
WORKSHOP: SURVEY WITH NANCY JOHNSON, LRPC

ATTENDING: Denice DeStefano (Chairman), Dan Paradis (Vice Chairman), Clay Dingman, Elizabeth Seeler.

ABSENT: Murray Campbell (ill), opening for one member, Joe Denning (Sel. Rep. – away), Steve Favorite (alternate- FEMA).

OTHER: Michael Capone (Town Administrator), Janet Cote (Selectman/Conservation Commission), Nancy Johnson (LRPC), public

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

CONDITIONAL COMPLIANCE: LYNN ENGLAND, 13SUP01

Ms. DeStefano explained that Ms. England was to supply copies of the DES Shoreland permit and the Septic Design permit. Ms. England has provided both along with a sketch of the floor plan. The Board looked at these. Ms. DeStefano then explained the mix-up of last meeting and stated that they have since learned that a Variance is not needed. Mr. Dingman added that it only needs a Special Use permit and not a Variance. He asked if it is still to be 2 bedrooms and Ms. England stated that it is. Mr. Dingman explained that the Board has to look at situations that might be affected with new owners.

C. Dingman made a MOTION, second by E. Seeler, to APPROVE THE SPECIAL USE PERMIT FOR LYNNE ENGLAND NOW THAT ALL REQUIREMENTS HAVE BEEN MET. The motion CARRIED.

13SWUB02 SUBDIVISION: JOHN P. & BETH MORRISON

Ms. Seeler asked if she should step down as she has some financial interest. The Board deliberated and felt that Ms. Seeler would handle this objectively and a quorum of 4 was needed.

Ms. Laferriere read the application, abutters notified, and where the case was advertised. She added that there were no phone calls nor any written correspondence received. There was a comment from Water/Sewer with a need for their utility easement.

Kevin French, surveyor involved, presented the large plans. He stated that a Site Plan was approved for this in 2003. The only change is to place a boundary line between the two lots. They have received approval for 2 Variances: having less than 2 acres within the Pemi-Overlay and for no frontage for the rear lot.

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MORRISON SUBDIVISION continued:

The checklist was gone over. Mr. Paradis asked about the driveway easement and was told that it will remain the same as is there now. It is 24' wide, Mr. French stated. Mr. Dingman stated that we would like the driveway easement delineated. The Board was okay with writing N/A instead of waiver.

C. Dingman made a MOTION, second by D. Paradis, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Ms. DeStefano read the Water/Sewer concern. Mr. Morrison assured the Board that the water/sewer line easement was done with the original plan. Ms. DeStefano stated that this should be noted on the plan.

Ms. DeStefano asked for public comment. None was forthcoming.

Mr. Paradis stated that the set-backs work.

C. Dingman made a MOTION, second by D. Paradis, to APPROVE THE PLAN OF JOHN P. & BETH MORRISON WITH THE CONDITIONS OF THE TWO EASEMENTS (DRIVEWAY AND WATER/SEWER) AND THE NOTE ABOUT THE WATER/SEWER EASEMENT AGREEMENT PLACED ON THE PLAN. The motion CARRIED and a Conditional Compliance hearing was set for August 28th.

CONSERVATION COMMISSION: Mr. Dingman explained to Ms. Cote that he is open to listen to the Conservation Commission in cases where they are involved; he relies on their input. Ms. Cote stated that their concern is for Shoreland Protection and for wetlands. A discussion followed as to how to handle concerns with Special Use permits. Having seen very few of these, it is a learning curve for all. The secretary stated that another is coming up in September.

PCC: MARY ELLEN ROOT for DOUG COLBY – NO SHOW

PCC: PAUL ZAREAS – NO SHOW

WORKSHOP ON SURVEY WITH NANCY JOHNSON, Lakes Region Planning Commission (LRPC)

Ms. Johnson stated that she has spent 9 years with LFPC doing Master Plan work. She has been in research and surveys for over 40 years.

Ms. Johnson went on to say that they did the pre-test on our survey last week with 4 ladies and 1 gentleman (all of whom are associated with the town government). Mr. Dingman also accompanied Ms. Johnson as the survey was performed. Ms. Johnson introduced herself to the group and stated that they were to do the survey as if they had received it in the mail and that there are no right or wrong answers. She feels that the group did a great job. She was checking to see if they could answer the questions and if they understood them. Mr. Dingman stated that some may need some additional explanation. Ms. Johnson added that it took between 20 and 30 minutes which could result in a lower response.

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SURVEY WORKSHOP continued:

The resulting comments for the pre-test were then looked at:

Question #4 – “cemetery” is not a community cemetery: The Board discussed the fact that we have 6 town cemeteries at present and this question can also pertain to future land acquisition for more.

Question #10 – question pertaining to the State Building Code. Participants thought that this may need more explanation. Mr. Capone stated that there is the State Building Code but Bristol cannot enforce it unless the body votes to do so. He suggested that we might word it differently, something like “Do you favor enforcement of a building code?” The Board agreed to this change.

Question #11 – issues relating to historic preservation. The participants felt that further introductory language is needed. Mr. Dingman will look at the original language that we had taken out and work that in.

Question #16.j – Participants felt that the Plankey Spring is not property of the town. The Board is looking into the future and the possibility that it could become our responsibility and if the townspeople would want it preserved. The determined to leave this as is.

Question #19 – Participants did not understand “car top”. The Board will add, in parenthesis, “canoe, kayak”.

Question #22 – Suggested that the question be clarified that we are asking about any municipal facility. The Board felt that this question is like question #21 also and, after discussion, the determined to eliminate both question #21 and #22.

Question #30 and #31 – The participants noted that these two questions are in the negative (prohibit) not positive (allowed) as in all the other questions. Mr. Dingman will change the two questions to “allow” instead of “prohibit”.

Question #33.a – Participants felt that there is no land available to add parking for the Avery-Crouse beach. The Board felt that this should be left in as, for example, The Big Catch burned and was not rebuilt or we were able to lease parking space from the Catholic Church, for example.;

The Board then discussed questions #27, 28, and 29. It was determined to remove “State Building” and just leave in “Code”. Also, to remove “required”. Mr. Paradis felt that we might make it “minimum requirement” instead.

With this, the Board felt that the survey will now be ready as soon as Mr. Dingman makes the changes. Ms. Johnson would like a copy of the final letter. Mr. Dingman stated that he will e-mail her as well as the Board when he has them complete. The Board will finalize it at their next meeting, August 28th.

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MINUTES OF JULY 10, 2013:

The following amendments and qualifications were made: Page 1, under 'SPECIAL USE PERMIT', add an "E" to "LYNN". Page 2, first paragraph, 3rd line, change to "2-bedrooms" in both places. Page 3, first paragraph, last line, the second "ipods" should be "iPods". Under WORKSHOP, 1st line, insert "Johnson" after "Nancy". Under Historic District Commission, 2nd line, insert "N.H." before "Division".

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

CORRESPONDENCE:

The Board looked at the correspondence which included a NHDOT driveway permit for David Cady, a NHDES No Further Action for John Walenda, NHDES approval for Subdivision for Michael Capsalis, NHDES approval for Construction for Lawrence & Renee Legrand, NHDES approval for Operation for Jason North, the updated Land Use permit list (also found on the web), a copy of The Source, and a copy of the Town & City magazine (which Mr. Dingman took).

REPORTS:

Historic District Commission: Mr. Dingman stated that they did not meet this month but shall meet in September. He gave a CLG update: The surveys were sent to the State for review and they needed some additional information to be added. The gentleman who is doing this work will finalize 20 – 22 of the properties and will leave the remaining ones for now (of the original 32). The recommendation is that we get the Old Fire Station on the State and National Registries as it has several significant details that should be preserved.

Selectmen: With no Selectman present, Mr. Capone filled in. He stated that PSNH was to take down the 6 old poles today but the work order was only for 3 so they will have to come back for them. We have 3 more new poles to put in yet. They should finish paving tomorrow and striping will be done next week. It has been determined to dedicate the square during the Apple Festival, October 12th. There is a lot of outside interest in what Bristol has done.

Mr. Capone also mentioned that there is a solar array on the library roof and inquiries are being done for group net metering (where excess energy is gathered and credited). They have applied for funding through PUC, \$100,000 to design a 1 megawatt solar array at the Storm center. The purpose is to cover electricity to town buildings and to generate income from any excess. The PUC grants are very competitive, he added.

Capital Improvements Program: Mr. Paradis explained that the committee is to meet next Tuesday. He went on to say that we are missing our Chairman (who has been ill) and now our interim Chairman (called to work with FEMA out of town). We did have a productive discussion with the Budget Committee and learned that they need more paperwork information from the departments, such as the reasoning as to why they might want to purchase instead of lease an item. Mr. Capone suggested that the CIP committee meet with the Budget Committee in January. Mr. Paradis added that we asked the Budget Committee for more feedback, as well. We are also discussing more emphasis on town facilities.

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CIP REPORT continued:

Mr. Capone agreed with the need of this but added that it creates a bigger discussion as it involves more cost.

NEW BUSINESS:

Boat Business - Mr. Dingman asked if, at the Site Plan, we had set the amount of boats that could be on display outside, as he remembers. Ms. DeStefano stated that we did and she believes that it is four. Mr. Dingman said that there are more than that right now and Mr. Capone will bring this to the Code Enforcer to look into.

Pawn Shop – Ms. Seeler stated that she spoke with Doug Colby (on renting her building) and she read the use as retail sales. Ms. DeStefano stated that there is an RSA regarding Pawn Shops and she needs to research it before giving a determination. Mr. Paradis felt that the Board needs to define it and place it in certain zoning districts. Ms. DeStefano stated that everyone should give this some thought to discuss at the next meeting.

NEXT MEETING:

The next meeting will be held Wednesday, August 28th. We have a PCC with Dollar General and a workshop scheduled (as well as the items determined this evening (Morrison compliance, finalization of the survey, discuss Pawn Shops.

With no other business before the Board, C. Dingman made a motion, second by E. Seeler, to adjourn at 8:55 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary