

PLANNING BOARD MINUTES
August 28, 2013

APPROVED as amended & clarified:
9/11/13 __jrl_____

AGENDA: PCC: DOLLAR GENERAL/CHRIS NADEAU
CONDITIONAL COMPLIANCE: 13SUB002 SUBDIVISION: JOHN P. & BETH MORRISON,
230 Summer St., #223-089.001
PCC: PAT LEGARE/PAT'S PIZZERIA ----NO SHOW
WORKSHOP: FINALIZE SURVEY

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

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

OTHER: Michael Capone (Town Administrator), public

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

PCC: DOLLAR GENERAL/CHRIS NADEAU, PE & SCOTT HOLMAN of Dollar General

Mr. Nadeau stated that Dollar General is based in Tennessee. They are a general merchandizer and would like to locate at 215 Lake Street, map #112 and 113, lot 001. There is almost 4 acres there and the present owners would subdivide 2.3 acres for us. We wish to build a 9100 sq. ft. building, single floor with 34 parking spaces. There would be one delivery truck per week. They will need a DOT permit for the driveway and they will tie into the town water and sewer. They are not proposing a sprinkler system.

Mr. Paradis asked if they have spoken with the Fire Chief and Mr. Nadeau stated that he has not as yet. He continued to show the Shoreland setbacks on a rough plan. Mr. Paradis asked about run-off and Mr. Nadeau answered that this will be underground. There is a State drain that runs through the property which shall be relocated. They are within the 50' of the Wetland overlay. Ms. DeStefano stated that he will need a Variance (parking – 64 spaces are required) and a Special Use permit (wetland). Mr. Paradis stated that the Planning Board can only give a leeway of 25% on the parking. Ms. DeStefano also mentioned that 4.2.1 of the Zoning Ordinance requires a sprinkling system. Mr. Paradis asked what will happen to the required parking spaces for the Schneider's (present owners). Ms. DeStefano added that it looks like it will make their lot non-compliant. She also mentioned that they would need sign permits and advised that they read the requirements in the Ordinance.

Mr. Nadeau stated that he saw that the Board does not want parking in front of the building but he feels that compliant parking would be more impact on the Shoreland. Mr. Dingman said that they do prefer parking in back. He then asked about a standard style. We would like to see something that blends with the neighborhood and he mentioned the 1800 building nearby that is in the process of renovation, as well as the Town Office/Police building to use as guidance. Mr. Holman stated that the one they just

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DOLLAR GENERAL continued:

built in Tilton has a flat roof. He added that he does have some leeway on this though this 9100 sq. ft. building is their smallest. Mr. Dingman stated that the Board has set a precedence with another previous case and will want to continue that. He suggested that they might look for ways to make the building look smaller.

Mr. Paradis asked about the number of parking spaces that they find adequate. Mr. Nadeau answered that 30 is the average. Ms. Seeler stated that, if they do not supply enough parking for their business, people will not come. Mr. Paradis stated that his concern is the Schneider's parking. A discussion followed as to turning the building to the side or placing it in front (by the street). Mr. Holman stated that, if parking is in the rear, no-one can see that they have customers and they tend not to come in themselves.

Mr. Dingman suggested that they put in tree islands (such as Rite Aid did). Mr. Holman stated that he could if they allow 30 parking spaces and he could use the other 4 spaces for this. Mr. Holman added that the average trip inside the store is 20 minutes. Their parking lot is never completely full.

Mr. Paradis asked what the dark green line on the plan is. Mr. Nadeau stated that it is the tree line. Mr. Paradis stated that he is not sure of how Shoreland will look at it. Mr. Nadeau stated that the State would not go for any bank disturbance and FEMA would be against anything in the Flood Plain.

Mr. Dingman asked when they plan to start and Mr. Holman answered April or May and it takes 90 days to complete. He added that he has done some elements before as well as park benches and sidewalks but he finds that the latter only encourages people to sit and not come inside.

Mr. Nadeau mentioned the downtown square changes and said that he was glad to see this as he was part of the Design Charrette that was held a couple of years ago.

CONDITIONAL COMPLIANCE: JOHN P. & BETH MORRISON/KEVIN FRENCH

Mr. French presented the new plan and pointed out the driveway easement, the water and sewer easements, and that note #13 addresses the agreement.

C. Dingman made a MOTION, second by D. Paradis, to APPROVE THE SUBDIVISION FOR JOHN P. & BETH MORRISON AS ALL CONDITIONS HAVE BEEN MET. The motion CARRIED and the plans and Notice of Decision were signed.

Mr. Morrison expressed concern that the Board is stopping parking in the front of commercial buildings as he feels that it is a deterrent to businesses.

PCC: PAT LEGARE

Mr. Legare did not appear. Mr. Capone thought that he was looking to put in a handicap ramp. Ms. DeStefano stated that the Board will speak with him if he comes in later in the meeting.

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MINUTES OF AUGUST 14, 2013:

The following amendments and clarifications were made: Page 1, under Conditional Compliance, first line, remove the 2nd "M" in "COMPLIANCE". 6TH line, delete "still" and then the last sentence of that paragraph. Page 2, 1st paragraph, delete the last sentence. Under Conservation Commission, 1st line, delete the sentence from "he is open to listen" and replace with "the Planning Board relies on Conservation Commission input." Page 4, Reports, Historic District, 2nd line, insert "Historic property" before "surveys".

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

SURVEY:

Mr. Dingman stated that Nancy Johnson says that she will need just two weeks' time to gather the data. He feels we should send the survey out in early to mid-September. Ms. DeStefano suggested that it go out in mid-September with a return deadline of October 1st. Mr. Dingman said that he will work with Mr. Capone to set it up. He will need to get a copy of the data file/addresses in order to mail the post cards. Ms. Seeler suggested that they just e-mail those who get the Town Crier on line. Mr. Dingman will get a press release out for Sept. 8th. He would like someone to proof read it for him. Mr. Paradis is willing.

Ms. DeStefano reminded the Board that she is leaving on vacation tomorrow and will not be back until Sept. 9th. It was then determined that the contact person will be Mr. Capone and will be listed as tel. 744-3354, extension 14.

REPORTS:

Historic District = Mr. Dingman stated that they will be meeting next month.

CIP = Mr. Capone stated that they met last night and got updated input from Mark Bucklin.

Selectmen = Mr. Capone stated that the Selectmen will be meeting next Thursday night.

Mr. Dingman asked when Summer Street is to be paved. Mr. Capone answered that they are now saying that it will be done between Sept. 9th and 11th. Jeff Chartier (Water/Sewer Supervisor) has put cold patch down around the manhole covers to try to help folks from hitting them as they were raised for the initial date for paving, which was Aug. 19th.

Mr. Paradis mentioned the danger of folks falling into the recycle compactor. Mr. Capone thought that they had a bar across it but will look into it.

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PAWN SHOPS:

Ms. Seeler stated that the State regulates these (they need a license, must keep certain records and time lines, and are subject to State inspections). She added that we have the gold buyer downtown though Ms. DeStefano was not sure that he qualifies as a pawn shop. What the Board needs to determine is where a pawn shop should be allowed. Mr. Paradis feels it should be downtown, Ms. Seeler thought anywhere that we allow banks. Ms. DeStefano will place this on our "to-do" list along with Nano breweries, etc. Mr. Dingman added that we should address architectural standards also.

COMMUNICATIONS:

An e-mail had been received from NLRA. They will be moving to the 2nd floor of the TD bank.

OTHER:

Ms. Seeler thought that the Schneider business may have been in existence previous to Zoning and may be grandfathered.

NEXT MEETING:

The next Planning Board meeting is to be held on Sept. 11th at 7:00 p.m. On the agenda to date is a Special Use Permit for Bristol Freedom Coop. LLC and a Site Plan for Heidi v. G. Cogean.

With no other business before the Board, E. Seeler made a motion, second by D. Paradis, to adjourn at 8:30 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary