

PLANNING BOARD MINUTES
September 11, 2013

APPROVED AS AMENDED & CLARIFIED:

9/25/13 __jrl_____

AGENDA: 13SUP02, SPECIAL USE PERMIT: BRISTOL FREEDOM COOPERATIVE INC.,
140 Sugar Hill Drive, #223-022
13SPR04, SITE PLAN REVIEW: HEIDI v. G. COGEAN, 567 West Shore Rd.,
#203-083

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.

SPECIAL USE PERMIT: BRISTOL FREEDOM COOPERATIVE INC./RUSSELL ROHLOFF

The secretary read the application, abutters notified, where the hearing was advertised, and stated that there were no phone calls or letters written, or any Dept. Head comments. Concerns had been received from the Conservation Commission.

Mr. Rohloff stated that they looked at the situation a year ago and determined what was needed to improve this area of the complex. The Cooperative wishes to pave the upper portion of roadway, complete with turnouts and to improve the drainage due to some flooding that has occurred. They intend to clean the drainage ditches and repair them. They have submitted plans to the town and to the State. There will be minimal impact to the State. They shall be disturbing less than 2,000 sq. ft. There is a perennial stream that goes through this area but they intend to only work on the man-made ditches. They have contacted the State and there are no endangered species, etc. The paving will be in the same footprint as the gravel that is there now.

Ms. DeStefano then read the concerns of the Conservation Commission: Plan to mitigate additional runoff created by new pavement (no additional runoff to be generated), Consultation or review with NHDOT regarding impact to Summer Street culvert recently upgraded (the secretary stated that NHDOT looked at the plan last Friday and were okay with it), Suggestion to install vegetated drainage ditches (intent is for grass swales except for the inlets and outlets), and satisfy any other NHDES requirements/conditions per Wetlands Permit application/permit (they have submitted to NHDES).

Abutters were then allowed to speak. Mrs. Spencer asked if the brook mentioned is the one that runs between her property and the Fosters'. The map of the property was looked at and it was determined that it is not the same brook.

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BRISTOL FREEDOM COOPERATIVE INC. continued:

The Board then looked over the large plans that had been submitted.

C. Dingman made a MOTION, second by E. Seeler, to APPROVE THE SPECIAL USE PERMIT FOR BRISTOL FREEDOM COOPERATIVE INC. PENDING APPROVAL FROM THE NHDES. The motion CARRIED and the Notice of Decision was signed.

SITE PLAN REVIEW: HEIDI v. G. COGEAN/ALAN BARNARD

The secretary read the application, abutters notified, where the hearing was advertised and stated that there were no phone calls, written correspondence, or comments from the Dept. Heads received.

Mr. Barnard explained that he did not place the contour lines on the small copies of the plan but they are on the large plans. They will be asking for a waiver for parking and for drainage.

The Checklist was then addressed. #35 Parking: Mr. Barnard stated that there is 1200 sq. ft. in the winery building. They have a total of 7 spaces shown as required but ask that only one be 10' x 20'; the rest to be 9' x 18'. #42 Drainage calculations: As there are no changes from what is there now, they asked to waive this as well.

C. Dingman made a MOTION, second by E. Seeler, to WAIVE THE PARKING REQUIREMENT. The motion CARRIED.

E. Seeler felt that a waiver could be done for the drainage calculations. Mr. Paradis stated that there are no changes being done to the site. After discussion, the Board determined that this is a Not Applicable issue.

When asked about signs, Ms. Cogean would like to put up a temporary sign and then get a permanent 3' x 4' sign, no higher than 6' above ground level. Ms. Seeler stated that we have received plans of the design of the sign in the past. Mr. Barnard stated that our regulations only call for the location of the sign. The Board said that the regulations also call for the size. The location was then shown on the plan and, using a photo, where it would be placed .

Mr. Dingman asked about lighting and Ms. Cogean answered that the permanent sign lighting will be downcast and it will go off when the winery closes. The maximum hours for the winery will be noon to 10:00 p.m. The Board determined that this will not need to be placed on the plan as the minutes will reflect it.

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

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COGEAN continued:

There were no abutters present at this time. Ms. Cogeane stated that she hopes to invite friends and neighbors to an opening on Sept. 27th. She will probably be open one weekend in October and then she should be out of inventory. Her plan is to open May 1st. She further explained that wine-tasting is free. She can either charge or do tours for free. Her plan is to make wine during the winter, bottle it in the spring, and then sell through the summer and fall. Her focus is on using local growers, contractors, etc.

E. Seeler made a MOTION, second by C. Dingman, to APPROVE THE SITE PLAN FOR HEIDI v. G. COGEAN. The motion CARRIED and the Board signed the plans and Notice of Decision.

MINUTES OF AUGUST 28, 2013:

The following amendments were made: Page 1, 1st full paragraph, 3rd line, replace "us" with "them" and "We" with "They". 2nd paragraph, 7th line, replace "sprinkling" with "sprinkler". Last paragraph, 2nd line, replace "they" with "we". 3rd line, delete "about" and replace with "if Dollar General has". 4th line, before "1800" insert "circa". Page 2, 1st paragraph, 2nd line, delete the "8" in "building" and replace "precedence" with "precedent". 2nd paragraph, add "Several members would like to see alternative layouts" at the end of this paragraph. Page 3, under Survey, 1st paragraph, delete "she will need just" and following "two weeks" insert "is sufficient for the survey to be live." And delete "time to gather the data". Under Selectmen, 2nd paragraph, 1st line, replace "they are" with "the State is". Last paragraph, following "compactor" insert "at the Transfer Station". Page 4, 1st paragraph, 1st line, replace "these" with "pawn brokers, not pawn shops,". Under Other, 1st line, insert "there" in front of "may". 2nd line, delete "grandfathered" and replace with "no recorded parking requirements in our records."

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

COMMUNICATIONS:

Ms. DeStefano read the invitation from Senator Jeanie Forrester to the forum on the Northern Pass on 9/16/13, the letter from Rep. Ann McLane Kuster in regard to the wind power project near Newfound Lake, the NHMA Municipal Law seminars, and the resignation from Murray Campbell. The current building permit list was looked at and the Sept./Oct. Town and City magazine will be in the office for any member to read.

REPORTS:

Historic District Commission – Mr. Dingman stated that they met last night. Lucille Keegan came in to let them know about a new law for tax abatements.

Selectmen: Mr. Capone mentioned that there is another Northern Pass forum that is being held Sept. 18th by PSNH. It will be at the Legion building in Ashland from 5:30 to 7:30p.m. and will be mostly a question and answer type. The Selectmen are preparing for the budget season and are to give a preliminary budget to the Budget Committee on Oct. 7th. The Town Square project was brought up and Mr. Paradis stated that the "Back In" signs should be placed by the white lines as folks are backing into them in their present location. Mr. Dingman also mentioned that a couple of granite panels have shifted

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Selectmen's Report continued:

on the wall by the old Kelley Tavern. Mr. Capone had already noted this. In general, the Planning Board feels that the Square looks really nice. Mr. Capone added that the Water/Sewer Dept. is putting in a water fountain now. Mr. Paradis asked about the flag poles. Mr. Capone stated that they are still figuring the funds but have ordered two 25' poles. We have an anonymous donor for the poles. Mr. Capone also mentioned that there is an art gallery going in that features local artists. Another new business is to come in October in Jeff Goodrum's building so interest is picking up. Mr. Capone also said that a letter has been sent to Mr. Grace asking if he would consider removing the Grace Electronics sign. A discussion was held as to the building next to the lot where the mica building was. Mr. Capone said that it is to be auctioned off. Mr. Paradis asked if benches will be placed in areas of the Square. Mr. Capone stated that they are looking at what they have and are also looking at benches and trash barrels that are made to last, though they are more expensive. They are thinking that maybe they will do some fundraising for the flags and banners. A covered round service box is to be put in for the Christmas tree. A re-dedication of the Square is to be held on Oct. 12th during the Apple Festival.

Capital Improvements Plan Committee: The committee is to meet next Tuesday. They are to finalize the plan and to give it to the Budget Committee on Oct. 7th. They may be called back at the end of the budget season when the Budget Committee is in deliberations. Mr. Paradis stated that the Budget Committee wants to hear about alternatives which the CIP committee has no authorization to deal with. Mr. Capone agreed and said that the committee is advisory; they are to place all of the Capital Improvement items on a spreadsheet in such a way as to keep the bottom line as even as possible. Mr. Paradis added that the Department Heads give us the information for us to determine priority. Mr. Capone mentioned that Chief Yannuzzi is looking at options for Engine 4; they are looking into the possibility of chassis replacement. Mr. Dingman said that the CIP committee is strictly advisory.

PAWN SHOPS:

As a storm had started, the Board decided to cut the rest of the meeting short. Mr. Paradis thought that we might want to do something about Pawn Shops and Payday Loan Shops in the Zoning Ordinance.

SURVEY:

Mr. Dingman has set up the survey monkey account. He stated that he will send the old stuff to Mr. Paradis.

NEXT MEETING: Our next meeting will be held on Sept. 25th at 7:00 p.m. There will be a presentation of the CIP, another PCC for Dollar General, and our workshop.

With no other business, E. Seeler made a motion, second by D. Paradis, to adjourn at 9:00 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary