

PLANNING BOARD MINUTES
September 25, 2013

APPROVED AS AMENDED:
10/23/13 __jrl_____

AGENDA: PCC: DOLLAR GENERAL
CIP COMMITTEE PRESENTATION OF THE 2014 CAPITAL IMPROVEMENTS
PLAN
WORKSHOP

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

ABSENT: Opening for two members and alternates, Steve Favorite (alternate- FEMA).

OTHER: Michael Capone (Town Administrator), CIP Members (David Hill, Joe Lukeman, and Don
Milbrand), Sandra Heaney, and Scott Holman & Chris Nadeau (Dollar General)

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

PCC: DOLLAR GENERAL, Scott Holman and Chris Nadeau

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board.

Mr. Holman stated that the concerns expressed by the Planning Board earlier were for the parking, architecture, and for multiple plans. They will also need a Subdivision. Mr. Holman then showed a depiction of a Dollar General Store that they did in Vermont. He stated that he felt that they could do similar but will use shutters instead of awnings on the faux windows.

Mr. Dingman stated that this is an improvement but he would like to see something like dormers on the roof to break the long look as this is a large 9100 sq. ft. building. He questioned if the façade might be broken up so as to look like a couple of buildings or to have an ell-shape. Something to break the look. Mr. Holman stated that he might be able to put in some columns but the building is a pre-engineered metal building. Mr. Dingman asked if the life-span of the building would be 10 or 15 years and Mr. Holman answered that it is more than that. Mr. Dingman asked if they could give special consideration based on the site.

Mr. Paradis felt that this is a vast improvement over what was before us previously. He prefers symmetry, he added and Mr. Denning agreed. Ms. DeStefano mentioned that we appreciate their working with us as they have. Ms. Seeler supported Mr. Dingman in saying that we would like to keep the feel of our downtown renovation.

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PCC: DOLLAR GENERAL continued:

At this time, Mr. Nadeau showed the Board 4 other plans for this site, all of which do not accommodate the delivery truck. Mr. Holman explained that the truck comes in once a week from 7:00am to about 9:00am. The store opens at 8:00am so they need room for the employees to get in, as well. Mr. Nadeau added that the original plan presented is the one with minimal impact to the wetland and shoreland. Mr. Dingman asked about plan #2 and Mr. Nadeau stated that it is the least possible for the truck. Ms. Seeler asked if the loading dock could be moved and was told that it can but it still would not help the truck turn-around problem. Mr. Dingman asked about using a smaller truck and was told that they could not do that. Mr. Nadeau added that the State would not give them a drive permit if they were to back into the property. Mr. Dingman asked if the building size could be brought down and Mr. Holman stated that a 70' x 130' is their smallest building. He can go larger but not smaller.

Mr. Paradis asked if they would do screening if they are allowed parking in the front of the building. Mr. Holman stated that they could do trees or bushes that are headlight height. There will be landscaping, perhaps hedges.

David Hill asked permission to ask a question and, upon granting, he asked if they could drive the truck around the building. Mr. Holman said that they would need two curb cuts which the State will not allow. He then asked the Board which plan they would prefer of the 5 presented and the Board was 4 to 1 in favor of the original plan. Ms. Seeler added that the store is too large for the lot.

Ms. DeStefano and Mr. Paradis felt that Mr. Holman and Mr. Nadeau have done due diligence. Mr. Holman added that they spoke with the owner of the property about parking. Mr. Nadeau added that the auto building is 12,600 sq. ft. but they would be comfortable with 15 display parking spaces and 13 for employees and the repair business. It is to remain a dealership and a repair shop. There is plenty of room inside the building, as well. Mr. Paradis stated that it would not meet Zoning. They plan on going to the ZBA for 2 variances for the parking on each area and they will need a Special Use Permit for the Wetland infringement. They were thanked for coming back in to see the Board.

PRESENTATION OF THE CAPITAL IMPROVEMENTS PLAN (CIP):

David Hill was the speaker for the committee. He stated that they have been under a handicap in that they lost both the Chairman and the Vice-Chairman. Each Planning Board member had been given a copy of the Spreadsheet and of the Explanation. Mr. Hill went through the explanations, asking for questions following the input for each Department.

For 2014, recommendations are for:

Police = a cruiser to replace the 2010.

Highway = 6-wheel dump truck on a 2-year lease (was due for replacement in 2013), road paving, a sidewalk plowing and sanding tractor (Mr. Hill stated that Wolfeboro has two of these MT5's and they stand up much better than what we have. Mr. Paradis noted that they are made in Canada so they know what snow is. It was pointed out that it would be capable of moving the snow from the

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CIP, Highway continued:

square to an area where it can be loaded onto a truck, as well), and Transfer Station money to move the compactors to make room for the salt/sand sheds. Step 1 of a 3-year plan).

Fire = 4-door 4 x 4 Crew Cab Pickup (to replace the old Forestry truck and be able to use for crew and equipment when not in use for a Forest Fire instead of sitting idle.) and Engine 4 (establish a Capital Reserve account towards the new purchase when the ladder truck is paid off and then balance will replace that payment.).

Town General = Matching funds for a back-up generator grant for the Town Office, continued funds for the Master Plan update, and to establish a town building maintenance fund for unanticipated repairs.

Ms. Seeler asked if the Maintenance fund will be a Trust fund and it was felt that it would be the best way.

A discussion followed as to the need of somewhere to move the town office as they have some serious space needs. The police would then utilize this building entirely for their needs. Mr. Denning mentioned renting the TD Bank space. It was pointed out the NLRA has now rented there, though not all of the space. Mr. Hill questioned if anyone wants to go to the 3rd floor for their town business. Mr. Paradis mentioned that the Board is planning on doing a new section for the Master Plan to deal with town-owned buildings.

Mr. Hill showed a couple of suggestions for salt/sand sheds. The one that Mr. Bucklin, Highway Supervisor, found is for \$94,000 but Mr. Hill has found (and gone to look at) one for a bit over \$60,000. that he intends to see Mr. Bucklin about.

E. Seeler made a MOTION, second by C. Dingman, to APPROVE THE CIP AS PRESENTED BY THE COMMITTEE. The motion CARRIED.

MINUTES OF SEPTEMBER 11, 2013:

The following amendments and clarifications were made:

Page 1, 2nd paragraph, 5th line, before "State" insert "new" and after it, insert "culverts". Line 6, replace "perennial" with "intermittent". Page 4, 1st paragraph, line4, change "have ordered" to read "are to order". Under Survey, 1st line, replace "the old stuff" with "a copy of the 2007 press release".

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

COMMUNICATIONS: A DES permit for Patricia Salvador of Peaked Hill Rd. was looked at.

REPORTS:

Historic District Commission – Mr. Dingman stated that they have canceled their October meeting as there are no hearings. They are trying to nominate the Old Town Hall for the NH Registry of Historic Places. The request has been submitted. A decision will be made the 3rd week of October, he believes.

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REPORTS continued:

Selectmen – Mr. Denning stated that they have had a lot of push-back on the back-in parking. They have also received a complaint from TD Bank, they do not want folks driving by their drive-up window area unless they are using the window as they do not want the liability. The Selectmen offered to take the responsibility but they refused. Ms. Seeler mentioned that she had used the window the other day and, when she drove to exit onto North Main, she could not see past the parked cars to know if anyone was coming up the street. Mr. Denning said that, if they decide to change the parking, this section will go back to parallel spaces.

Mr. Denning continued to say that the Selectmen have started the Budget season. He feels that the Board seems more positive about Capital Reserve Funds. Mr. Capone added that we have received Round 6 approval for the Safe Routes to School grants. This would allow us to continue from the schools along North Main and School Streets and also put in a new sidewalk on Union St. This will all take a couple of years as the funds are slow in coming to us.

CIP – The committee will be presenting the plan to the Budget Committee on Oct. 7th. Mr. Paradis (who is also a CIP member) stated that member, Joe Lukeman, expressed that he would be willing to be an alternate on the Planning Board (he travels too often to be a full-time member). Mr. Capone will follow up on this.

NEW BUSINESS:

Ms. DeStefano stated that we need to look at zoning amendment needs. She mentioned NANO Breweries (not listed in any district) and pawn or pay-day loan shops. The Board definitely mentioned the need for the NANO Breweries and Ms. DeStefano will try to write something up for our Oct. workshop. Mr. Dingman would also like to bring architectural standards for Site Plans (with reference in the Zoning Ordinance). He will see to drafting this for that meeting as well.

As to the Survey, Mr. Dingman still needs the mailing addresses from Ms. Goodwin, Assessing Assistant.

The secretary mentioned having seen the last Selectmen's meeting on TV and saw that they were discussing changes from what used to be needed before they accepted roads. She pointed out that this is all spelled out in our Subdivision/Site Plan Regulations and need to be looked at. Mr. Capone will see Mr. Bucklin for his input. The Board will only need a Public Hearing to make any necessary changes.

NEXT MEETING:

Our next scheduled meeting is for Oct. 9th. Ms. DeStefano stated that she is to have an operation that day and will not be able to attend. As there are no hearings scheduled, the Board determined to cancel this meeting. We shall meet again on Oct. 23rd. This is our regular workshop meeting where we shall discuss the aforementioned Zoning items. We also have scheduled a meeting with Steve Whitman, NLRA, for that night. If any PCC's come in, they can be added.

With no other business, C. Dingman made a motion, second by J. Denning, to adjourn at 8:50 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary