

PLANNING BOARD MINUTES
October 23, 2013

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

AGENDA: PCC: BEN PERRY
PCC: ANSON SMITH – NO SHOW
STEVE WHITMAN, NLRA
WORKSHOP

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

ABSENT: Opening for two members and up to 4 alternates.

OTHER: Michael Capone (Town Administrator), Ben Perry, Steve Whitman & Dan Sunquist of
Newfound Lake Region Association (NRLA)

The meeting opened at 7:00 p.m. with a quorum. Steve Favorite was brought onto the Board as fill-in for open members.

PCC: BEN PERRY

Ms. DeStefano explained that a PCC (Preliminary Conceptual Consultation) is neither binding on the applicant or the Board.

Mr. Perry explained that there has been a mix-up between town property records and the Planning Board Site Plan. The property record shows the apartment that has always been in existence but the Site Plan only shows storage. Mr. Perry added that this may have been his fault as he did not realize that the apartment needed to be included when he did the Site Plan as it was not changing. The Board explained that they need this information so as to determine parking, etc.

Mr. Perry went on to say that he never rented the apartment until now but he has had a couple of break-ins (one with \$2500. worth of damage and has only been paid back \$500. in the last 7 years) and a more recent one. He has replaced 11 of his machines and has now rented the apartment for security reasons.

Mr. Paradis stated that this should be an amended Site Plan. He added that the missing information was not intentional. Ms. DeStefano read the requirements for amending a Site Plan. Mr. Paradis stated that there is no change in the intent. Everyone agreed.

C. Dingman made a MOTION, second by J. Denning, to WAIVE THE AMENDMENT REGULATIONS. The motion CARRIED.

The Board asked that Mr. Perry submit a paper with the apartment and its dimensions so that it may be added to the Site Plan. Mr. Perry was thanked for coming in.

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PCC: ANTON SMITH --- NO SHOW

STEVE WHITMAN AND DAN SUNQUIST, NLRA

The gentlemen explained that they are checking in with all the Planning Boards that they have worked with to see if there is anything that the Board might need their help with. They added that they have done a build-out analysis and asked if we would be interested. Mr. Paradis stated that there has been reluctance voiced here. We have a survey in process right now and should have results sometime after the New Year. Mr. Whitman and Mr. Sunquist are willing to help with anything that they can in regard to our Master Plan. They went on to say that Groton is working on a Master Plan right now (especially so as to deal with wind farms). They are doing town specific development for Groton. They do mapping and statistical analysis.

Mr. Dingman asked if they do just the water shed or the whole town. He was told that they do the whole town. Ms. DeStefano stated that, post the survey, we will prioritize sections of the Master Plan to work on. Mr. Paradis added that land use and conservation should be up there with the first. Mr. Whitman stated that he will send us a list of what they have and we can choose what we need from them by that. The Board thanked them for coming in tonight.

MINUTES OF SEPTEMBER 25, 2013:

The following amendments were made:

Page 1, under Dollar General, 2nd paragraph, 2nd line, replace "for multiple plans." With "to all multiple plans for addressing building placement on the lot." 3rd paragraph, 2nd line, before "roof" insert "dormers on the" and replace "look" with "roof line". Same paragraph, delete the last sentence.

Page 2, 1st paragraph, 8th line, change "drive" to "driveway". 4th paragraph, 3rd line, delete "auto" and, following "building", insert "for Auto Trends". 5th line, replace "it" with "the auto building" and "They" with "Dollar General".

Page 3, under Fire, 3rd line, replace "balance" with "payments on the loan". Under "Reports: Historic District Commission", 2nd line, replace "Registry" with "Registor". Last line, following "submitted" insert "to NHDHR to ask if recent historic properties surveys can be used for the nomination."

Page 4, 1st paragraph, 4th line, replace "they refused" with "the bank refused". Under New Business, 1st and 3rd lines, replace "NANO" with "Nano".

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

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WORKSHOP:

Master Plan – Mr. Dingman stated that the mailers have been sent out and we have received about 120 responses on line so far. To date, there is majority approval to preserve the Old Town Hall, continue with the recreation path, do a river walk, and incorporate building codes.

Architectural Standards – The Board received a hand-out for these. Mr. Dingman explained that this is what was written a couple of years ago. About 82% of the received surveys are in favor of these. Mr. Paradis felt that it should be a priority for our Zoning Ordinance changes.

Zoning Ordinance – Ms. DeStefano distributed a sample for Nano breweries. She stated that she found only 6 examples in the State of NH. Mr. Dingman felt that we need to define them and also figure out where to locate them. Following Mr. Paradis' suggestion, Ms. DeStefano will check the OEP web site, as well. Mr. Paradis felt that we also need to address cemeteries. Ms. DeStefano added that to our to-do list.

COMMUNICATIONS:

We received an e-mail from Christina Goodwin in reference to a temporary sign for the Baptist Church. It is to be on their property and Ms. Goodwin gave them permission to put it up. Later, Ms. Goodwin found that it is over the allowed size and is asking what she should do. Ms. DeStefano stated that this is also in the Historic District. Mr. Dingman said that it sounds like it is not in compliance. The HDC allows temporary signs only when a permanent sign is in process. The Board felt that this should be treated as a temporary sign for a non-profit establishment. They would need a Conditional Use Permit for any lighting of the sign. Mr. Dingman mentioned that we are having problems with signs, and he cited the Grevior signs. He added that the State told him that we should just pick up any signs that are in their right-of-way. Mr. Capone stated that Ms. Goodwin was told by the State that we cannot touch anything that is in their right-of-way. Ms. Seeler stated that they told her that she cannot put a sign in the State right-of-way even when it is on her property.

It was determined that Ms. Goodwin should write to the Church allowing them to leave the sign up as permitted but, in the future, they would need to change the size to meet regulation.

The Board also looked at an invitation for Kim Koulet's, LRPC, retirement party Nov. 25th and the Fall Sources pamphlet which had been received.

REPORTS:

HDC – No meeting

Selectmen – They are working on the budget and setting the tax rate.

CIP – They are finished until next year now.

NEW BUSINESS:

Mr. Dingman explained that there seems to be some confusion with LRPC and our on-line survey. Mike Iazard would like Nancy Johnson to have full access. It was our understanding that they would be compiling the results following the survey deadline. The Board determined that Mr. Dingman should write them a nice letter stating that the Board would like them to wait until the survey is closed.

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NEXT MEETING: Ms. DeStefano pointed out that our normal workshop meeting in Nov. is for the day before Thanksgiving and she felt that we would probably want to cancel that. The secretary added that, if we did so but need a second meeting, Kelly said that the Wed. before that would be available. The Board deliberated and felt that they would not need a 2nd meeting as we have no hearings scheduled for November. Ms. DeStefano stated that we shall have one meeting in Nov. and one in December as that workshop meeting would fall on Christmas. The Board was fine with that.

Ms. DeStefano stated that the November meeting is Nov. 13th. We shall discuss Nano breweries (definition and locations) and Architectural Standards. We should also keep in mind any other proposed changes that we may want to go before the voters in March.

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

Respectfully submitted,
Jan Laferriere, recording secretary