

PLANNING BOARD MINUTES
November 13, 2013

APPROVED as amended :
12/11_jrl_____

AGENDA: PCC: ANSON SMITH
PCC: 21 PLEASANT ST., LLC
PCC: CHRIS DOLLOFF
WORKSHOP – NANO BREWERIES/ARCHITECTURAL STANDARDS

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

ABSENT: Clay Dingman (away), opening for two members and up to 4 alternates.

OTHER: Michael Capone (Town Administrator), Anson Smith, Jeff Goodrum, Chris Dolloff, Colin Brown

The meeting opened at 7:00 p.m. with a quorum. Steve Favorite served in place of missing members. Ms. DeStefano explained that a PCC is neither binding on the applicant or the Board. She advised that applicants refrain from any financial commitment based on what is said at a PCC.

PCC: ANSON SMITH, 16 Central Square

Mr. Smith showed a photo of the building in question (the building adjacent to the property where the mica building once stood). He stated that he wishes to divide the building into 4 units: 2 apartments and 2 commercial or residential spaces. There will be no additions as the building covers the entire lot. He is asking the Board for a Minor Site Plan.

Mr. Paradis asked if he has thought about parking (as shown in the Zoning Ordinance). A discussion followed in which Mr. Denning stated that there is no parking requirement for the Square, however, parking might be allowed in the Central Street parking lot. Ms. DeStefano read the requirements (page 20, Section F. and H.). Mr. Denning mentioned that parking is allowed if within 500 feet and that the intention is to put in a sidewalk in the future. It was determined that Mr. Smith should talk with the Selectmen about parking.

Ms. DeStefano asked if Mr. Smith has spoken with the Fire Chief and Mr. Smith stated that he has and he intends to put in a sprinkler system. Ms. DeStefano asked if there will be two exits for each unit. Mr. Smith stated that there are decks on the back of the building but they infringe on the Hydro. Property. He will be speaking with them to ask if this is okay with them. Ms. DeStefano then asked if he has spoken with the Water/Sewer Dept. Mr. Smith stated that he intends to put in a sprinkler system. Mr. Capone explained that the 4" pipe needed ends at the end of Central Square.

Mr. Paradis directed everyone to pages 33 and 34 of Site Plan Review, noting that only two residential units are allowed and Site Plan is needed when changing from Residential to Non-Residential. He felt that this is an automatic Minor Site Plan.

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PCC: ANSON SMITH continued:

Mr. Smith then mentioned that, in order to get a full apartment on the top floor, he is possibly thinking of a roof change. Ms. Seeler questioned if this needs to be an engineered roof. Mr. Smith stated that it would be to the State Building Code and added that the bank would require this.

At this time, Ms. DeStefano and Mr. Paradis both stated that they would be comfortable with a Minor Site Plan.

E. Seeler made a MOTION, second by S. Favorite, to ALLOW ANSON SMITH TO DO A MINOR SITE PLAN. The motion CARRIED.

Mr. Smith was told that he would need a Variance if he wants all four units to be residences and/or if he raises the roof more than the allowed 35 feet.

PCC: 21 PLEASANT ST., LLC, JEFF GOODRUM

Mr. Goodrum stated that he always had 3 businesses in the building and still intends to do so. He has merely put up an inside wall for better access to the 3 businesses. He presented a drawing showing what was there and what is there now. He added that Steve Yannuzzi, Fire Chief, has been over to look at it and said that it is okay. He did not understand why he was asked to come in. The secretary explained that she was told that he intended on adding a 4th business to the space. Mr. Goodrum assured everyone that this is not his intention.

The Board determined that there is no real change and he is okay to continue as is. Mr. Goodrum asked about putting up lights on this building to match those on his building in the Square. The Board determined that this building is not in the Historic District and then Mr. Paradis read about lighting on page 24. The Board advised that he would be okay if he just follows the Ordinance.

PCC: CHRIS DOLLOFF AND COLIN BROWN, surveyor

Mr. Dolloff explained that they are expecting again and are, therefore, outgrowing their present house. He noted the residence requirement where two main residences on one property are not allowed. Because of this, Mr. Dolloff is looking into subdividing so as to build a new house on one section and to either sell or rent the present house on the second section. Copies of a possible subdivision line and of the land contours were presented and it was noted that there is frontage enough for this. Mr. Dolloff explained that the area has always been the Dolloff family property and they would like to remain there.

Mr. Paradis felt that the biggest problem would be with the steep slopes. Mr. Dolloff said that he spoke with Mark Bucklin, Highway Supervisor, who said he would be okay for the new driveway. He added that Mr. Brown had told him about the steep slopes ordinance. Mr. Paradis asked the percentage of steepness and Mr. Brown answered that pretty much of the whole property is at 20%.

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PCC: DOLLOFF continued:

Mr. Paradis then asked if the area of disturbance would be more than 10,000 sq. ft. Mr. Dolloff said that it would so as to do the proper drainage, etc. He added that, when they thought they might sell the present house, they were looking into separate driveways but are now thinking of renting and thought that they might make a right-of-way from the present driveway as the new house would be situated directly in line with the present house. He feels that the bank will require a deeded right-of-way.

Mr. Paradis explained that the Board cannot waive anything that is in the Zoning Ordinance. Mr. Dolloff would need to go to the Zoning Board for relief. Mr. Favorite asked if he has a dug well or artesian and Mr. Dolloff answered that it is artesian and they have plenty of water. He then asked what he needs to see the ZBA about and Ms. Seeler stated that it would be about the amount of disturbance (over 10,000 sq. ft.). Mr. Paradis noted that other towns have 20,000 sq. ft. and we may want to look at that.

A discussion was held as to 10% grade for a driveway. Mr. Favorite mentioned the Habitat Cluster development. Mr. Dolloff felt that he could meet the 10% requirement if he uses the right-of-way method. Ms. DeStefano stated that there is no way around the variance on disturbance. Mr. Paradis explained that we used the State model when we put it before the town to adopt into the Ordinance. Ms. Seeler stated that the best advice would be to wait a couple of years for us to change the Ordinance.

MINUTES OF OCTOBER 23, 2013:

The following amendments and clarifications were made:

Page 3, under Zoning Ordinance, first line, "Nano" should be "nano". Under Communications, first paragraph, next to last and last lines, replace "put a sign in the State right-of-way even when it is on her property." with "remove signs in the State right-of-way even when people think it is on her property supporting a candidate she does not support."

S. Favorite made a motion, second by D. Paradis, to approve the minutes as amended. The motion carried.

WORKSHOP:

Architectural Standards- Ms. DeStefano stated that, as these are for the Subdivision/Site Plan Regulations, Mr. Dingman would like us to wait until he gets back before we discuss them.

Nano Breweries – Ms. DeStefano had looked up all she could find on nano breweries. Mr. Paradis mentioned microbreweries, which she has not looked into. Ms. Seeler felt that we need more research done. Mr. Denning felt that we may have found all that there is on it. Mr. Paradis added that we do not want to counter the State law (which is what Ms. DeStefano has presented to us).

Ms. DeStefano asked if we have any thoughts on the zones where nano breweries would be allowed. Ms. Seeler feels that they go hand-in-hand with restaurants. A discussion followed in which it was thought that this would mean it would be allowed in sections A, C, D, E and G but not in B, H, and I. The Board was still unsure and Mr. Capone volunteered to check what Canterbury has on these. Woodstock and Lincoln were also mentioned to look into. Ms. DeStefano stated that more research can

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WORKSHOP continued:

be done and we can discuss it at our Dec. meeting. This will leave the 2 meetings in January for hearings.

COMMUNICATIONS:

Looked at were a UNH Coop. Extension seminar on Forest Laws for 11/19 or 11/20., a DES/DOT Wetlands permit for bridge repair on Pike Brook, The November/Dec. Town and City magazine (the secretary had supplied copies of a section relative to Planning for each member), and a DES Approval for Operation for Mid-State Health.

REPORTS:

HDC – No report.

SELECTMEN – Mr. Denning stated that they are tied up with budgets and legal issues.

CIP – Nothing to report until next year. They may need to attend another Budget Meeting in January if asked.

Surveys – we have received well over 300 answers. Folks have until Nov. 17th for on-line answers and Nov. 18th for hand written hard copies.

NEW BUSINESS:

Ms. Seeler stated that she has a possible tenant for her establishment who wants to sell cars. She could not find anything in our Ordinance where sale of cars is permitted. The secretary found that car sales is under Sales Room and allowed in Village Commercial. A discussion followed as Ms. Seeler's building is in the Industrial Zone. Mr. Denning pointed out how Industrial has changed and the Board may want to look at that also.

Mr. Capone had e-mailed the Board and asked when they would like to schedule Attorney Waugh's annual Municipal Law seminar. As we are limited in Dec. and Jan., it was thought that perhaps Feb. would be best.

Mr. Capone brought up the road acceptance policy. We no longer put down an oil layer so Mr. Bucklin was to look at this. Mr. Capone thought that Mr. Bucklin might bring necessary changes to the Selectmen and then to the Planning Board. The Board seemed to feel that this would be fine.

NEXT MEETING:

The next meeting for the Planning Board will be December 11th. Applicants have until Nov. 15th, noontime, to apply. We do have the Anton Smith Minor Site Plan application.

With no other business, the meeting adjourned at 8:45p.m.

Respectfully submitted,
Jan Laferriere, recording secretary