

PLANNING BOARD MINUTES

April 9, 2014

APPROVED as amended & clarified:

4/23/14_jrl_____

AGENDA: CONTINUED MINOR SITE PLAN: ANSON & GENEVIEVE SMITH,
16 Central Street, #114-122
PCC: TOM LEMIEUX, Central Square, #114-095
PCC: GARY ARCHIBALD, 380 Lake St., #112-058
ARCHITECTURAL STANDARDS AND SITE PLAN/SUBDIVISION
REGULATIONS, MASTER PLAN

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Betsy Schneider,
(Sel. Rep.), Clay Dingman, Steve Favorite

ABSENT: Elizabeth Seeler (conflict)

OTHER: Michael Capone (Town Administrator), Sean Lageux (Selectman), Sandra
Heaney (Historic District/Conservation Commission), Stephen Bleiler

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

CONT. MINOR SITE PLAN: ANSON & GENEVIEVE SMITH

Mr. Smith presented a packet with the four requirements addressed: the Selectmen's contract (not finalized as yet), the Fire Chief's comments (based on 2 scenarios), the agreement with Bob King, KTZ Hydro LLC (Mr. Smith showed the Board his copy with Mr. King's signature), and the Water/Sewer comments (for sprinklers and upgrades).

Mr. Dingman asked how many parking spaces Mr. Smith asked the Selectmen for. Mr. Smith answered that he asked for two. Ms. Schneider stated that the Selectmen have taken Mr. Smith's comments on the draft agreement and are working on something new for him but still with 2 spaces. Mr. Smith stated that he does not like the fact that it is only for one year as his bank may not like that. Mr. Paradis explained that 1 year is State Law and then it must go to the voting public. Mr. Smith may want a second opinion on that.

As there was a discrepancy as to how many parking spaces are needed, Ms. DeStefano read aloud the minutes of Jan. 22, 2014 in which it said that "that 1.5 parking spaces is not enough for 3 apartments.". Mr. Paradis then read Article IV, 4.5 of the Zoning Ordinance which explains the parking requirements. Mr. Smith stated that he would rather not have the spaces specified due to hassles if someone not authorized parks there. Mr. Paradis pointed out that, without designated spaces they might not find a space available.

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SMITH MINOR SITE PLAN continued:

A discussion followed as to whether or not any apartment there is grandfathered. Mr. Dingman felt that he would need grandfathering in order to just have the 2 spaces. Ms. Schneider thought that they had 2 designated in the front of the building. This is not a fact. Ms. DeStefano was having a problem with grandfathering spaces that never existed. Mr. Capone was given permission to speak and said that the grandfathering question is being looked into with counsel. Selectman Lageux stated that all the Board looked at was for 2 spaces. Ms. DeStefano stated that, in the worst case, Mr. Smith would need 5 spaces for 4 apartments. Mr. Capone stated that the Select Board is contemplating the Central Street parking lot which is within 500'. They are looking at this closely as it will set a precedence.

When asked, Mr. Smith stated that he definitely is looking into having 4 apartments:
2-2bedroom and 2-1 bedroom units.

C. Dingman made a MOTION, second by S. Favorite, to CONTINUE THE HEARING FOR ANSON SMITH TO MAY 14TH, 7:00 P.M. The motion CARRIED.

PCC: TOM LEMIEUX --- Not present (the Board brought this up again later and Mr. Lemieux had not come in).

PCC: GARY ARCHIBALD

Ms. DeStefano explained that a PCC is not binding on the applicant or the Board and that no financial investments should be made based on anything said this evening, though the Board will give their best advice per what is presented.

Mr. Archibald stated that he owns the apartment building on 380 Lake Street. He would like to add 2-1 bedroom apartments to the barn. There are 3 apartments in the main house now (1-3 bedroom and 2-2 bedrooms). It would make 5 apartments in all. There is also a trailer there, which is in use now.

Ms. DeStefano disclosed that she and her husband own a business next door making her an abutter. Ms. Schneider asked about their plan for parking and Mr. Archibald answered that they have 4 tight parking spaces to the left of the building and the others would be on the right side. The trailer has its own space. Mrs. Archibald stated that they intend to pave it all for easier maintenance. A discussion on the parking continued and Mr. Dingman thought that it might be pretty tight. Ms. DeStefano suggested that they look at pages 11 and 18 of the Zoning Ordinance about what is required.

ARCHIBALD PCC continued:

Mr. Archibald also mentioned that he has thought about getting a new trailer and putting it to the back with trees and bushes. Mr. Paradis stated that he would then need a subdivision as he would lose his grandfathering. He can replace the trailer for new in the same location as long as it does not encroach any further into the setback.

The Board then told him that he will need a full Site Plan and advised that he see the directions for this on page 33 of the Site Plan Regulations.

MINUTES OF MARCH 26, 2014:

The following amendments and clarifications were made:

Page 1, 2nd paragraph under Cox PCC, 6th line, following “not.” Insert “Since two primary structures already exist on the lot, Section 4.14 of the Zoning Ordinance requiring subdivision approval does not apply.” And following “Mr. Dingman” insert “asked”. Page 2, 2nd paragraph, 7th line, add “parking” at the end of that line. 8th line, following “how many” insert “spaces”. Paragraph 3, 3rd line, insert “of spaces” following “number”. Page 3, 1st line of 1st paragraph, following “office” insert “might affect the calculation.”. Delete “and”, beginning the next line with “Atty. Sokul” and replace “answered” with “calculated”. 2nd Paragraph, 2nd line, insert “former” in front of “showroom”. 3rd Paragraph, at the end, add “The Board thought 30-35 spaces would be adequate.

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

ARCHITECTURAL STANDARDS:

Everyone was given the new copy of the Architectural Standards proposed. Mr. Dingman stated that these allow an applicant to have some guidance. We have had varied success with suggestions up until now. Mr. Dingman feels that these should be in Site Plan Regulations so we would have standards for consistency. If they are in these regulations, we only have to bring them to a public hearing and then can adopt them.

A discussion followed as the Board looked over what is proposed. It was thought that perhaps the architecture should be based on the style of the building. Faux windows were mentioned but Mr. Dingman felt that they look fake. Mr. Favorite asked about solar panels and the Board thought that they are okay.

Sandra Heaney stated that she is in support of the standards and feels that the town needs them. It was felt that the rural character is unique to Bristol. Mr. Bleiler is in support of these standards, as well.

ARCHITECTURAL STANDARDS continued:

The Board explained to Ms. Schneider that anything in the Zoning Ordinance must go to town meeting for any changes where, if it is in the Site Plan/Subdivision Regulations, we only need a public hearing.

Mr. Lageux agreed with this direction and said that he like the flexibility that it will give the Board. Mr. Dingman added that over 80% on the survey were in favor of having Architectural Standards.

COMMUNICATIONS:

The Board looked at a Wetlands Permit for Joseph DeCosta and Ms. DeStefano read the invitation to the DES Annual Drinking Water Source Protection Conference.

REPORTS:

Historic District Commission (HDC) = Mr. Dingman stated that they did not meet as they did not have a quorum. He added that they need new members.

Mr. Capone stated that all the Boards need members and he is thinking of a Career Day for a Saturday a.m. at the Library. Several folks on the survey stated that they would be interested in helping. Mr. Capone suggested that the Boards present what they do. It was suggested that the Boards also have a couple of clip boards of things that people could help with if they do not have the time to put into being on a Board. The Board liked the idea of a Career Day.

Selectmen = Ms. Schneider stated that they need a better hold of the mixed use of the downtown area. Mr. Paradis added that all of the parking needs to be looked at. Mr. Capone stated that he spoke with Mr. Hertrich, new owner of the 3 buildings there and they talked for 1 ½ hours. We shall need to have something for when Mr. Hertrich comes in as well as other owners.

Capital Improvements Plan Committee (CIP) = The CIP Committee will meet next week.

ISSUES TO DISCUSS:

Mr. Dingman felt that parking is the most important. Ms. DeStefano agreed. She would like to take how the Board feels that we should address this at our workshop meeting. She feels that it will garner public interest. Mr. Dingman suggested that it be moved to Site Plan/Subdivision Regulations and Mr. Paradis thought this to be a good thought. We might put an enabling piece in the Zoning Ordinance saying that it is under Planning Board Site Plan/Subdivision. The Board is to give this serious thought for the next meeting.

As to forms, Ms. DeStefano is to speak with Christina Goodwin, Assessing, about these.

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ISSUES TO DISCUSS continued:

The secretary mentioned that an issue came up at the ZBA meeting on the Height increases. We need to tie in 4.4 and 4.12, C1a in the Zoning Ordinance as it looks like 4.4 is for all districts and 4.12,C1a is for non-conforming structures in the Lake District. Mr. Paradis added that we have nothing for horizontal expansions.

It was felt that we also need to address the next steps on the Master Plan. Some money must be held for our portion of the grant to update the Historic section of the Master Plan. Mr. Paradis stated that we need to look at the Vision section again, as it is a high priority.

OTHER:

Mr. Favorite mentioned the OEP Conference at the Mountain View Grand in Whitefield on May 3rd.

Mr. Capone asked how many parking spaces the Board wants for Mr. Smith and was told that he needs 5. Mr. Paradis added that we need direction on the grandfather issue.

Mr. Capone stated that Mr. Shackett was in about his nano brewery; does he need a Site Plan? The Board answered that he does. Ms. DeStefano mentioned that the State considers this as manufacturing.

NEXT MEETING: Our next meeting is a Workshop and will be held Wednesday, April 23, 2014 at 7:00 p.m. We shall discuss the above issues.

With no other business before the Board, C. Dingman made a motion, second by B. Schneider, to adjourn at 9:05.

Respectfully submitted,
Jan Laferriere, recording secretary