

PLANNING BOARD MINUTES

June 11, 2014

**APPROVED as amended & clarified:**

**6/25/14 \_jrl\_\_\_\_\_**

AGENDA: 13MSPR01, COMPLIANCE: ANSON SMITH, 16 Central St. #114-122  
14CUP01, CONTINUED CONDTTIONAL USE PERMIT: CAROLYN  
PARKER/CUMBERLAND FARMS, 25 Pleasant St., #114-178  
WORKSHOP

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

ABSENT: -----

OTHER: Michael Capone (Town Administrator)

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

**COMPLIANCE: ANSON SMITH:**

As Mr. Smith was not in attendance, the Chair determined to go straight to the minutes.

**MINUTES OF MAY 28, 2014:**

The following amendments and clarifications were made:

Page 1, under Public Hearing, 1<sup>st</sup> paragraph, 3<sup>rd</sup> line, replace "preference" with "flexibility".  
4<sup>th</sup> line, before "standards" insert "architectural". 6<sup>th</sup> line, before "hearings" insert "public".  
Page 4, 1<sup>st</sup> paragraph, last line, following "plans" insert "for the Rollins building". Under HDC,  
2<sup>nd</sup> line, replace "lights" with "lites". Under Selectmen, 4<sup>th</sup> line, replace "on-way" with "one-  
way". Page 5, under Other, 1<sup>st</sup> line, insert "acre" following ".46".

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

**CONT. CONDITIONAL USE PERMIT: CAROLYN PARKER**

Ms. DeStefano stated that we have received e-mails that give us three choices: Ms. Parker is tied up on Wednesdays until August and we can continue the case until then, the secretary has suggested a joint meeting with the ZBA for Tues., July 1<sup>st</sup>, and we have received Mr. Paradis' proposal for a motion.

Ms. DeStefano then stated that she had the opportunity to see the Cumberland pumps at the Weirs and found that the red numbers are very bright. She also noted that these pumps do not face the street as the pumps in Bristol do, which would make them more visible and distracting. Ms. Schneider stated that she has noticed that many of our local area towns do not have these.

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**CUMBERLAND CONDITIONAL USE PERMIT continued:**

Mr. Capone added that the Cumberland on Manchester St. in Concord has just renovated their entire station and have all manual numbers on the pumps and sign though they have TV with LCD screens. Ms. DeStefano plans to check this out.

The Board looked over Mr. Paradis' proposal. Ms. DeStefano felt that #2 would need to be more in depth. Mr. Paradis agreed but said that he didn't know how to do so. Ms. DeStefano directed the Board to the middle of Ms. Parker's e-mail in which she says that they maybe would dim to 5% in the evening. Mr. Dingman questioned how this would be enforced. Ms. Schneider suggested that we might ask to exchange the pump toppers in exchange for a smaller and dimmed sign. A discussion followed.

The Board then discussed holding a joint meeting with the ZBA. Ms. DeStefano was not in favor as she does not want anyone to feel that there is any impropriety where she is married to the ZBA Chairman. The Board agreed. Mr. Dingman asked what would happen if he attended the ZBA hearing and spoke. The ZBA hearing is for the sign and the Planning hearing deals with the pump toppers; different subjects but connected. Ms. DeStefano stated that she feels that the worst scenario in that case would be that the applicant might ask Mr. Dingman to step down when it came back to Planning. In that case, she would comply but added that Mr. Dingman would be able to speak as a resident of the town. He would just not be able to vote.

The Board determined that this should be continued to August and Ms. Parker is to be asked which date is best for her.

C. Dingman made a MOTION, second by E. Seeler, to CONTINUE THE CONDITIONAL USE PERMIT FOR CAROLYN PARKER TO JULY 9<sup>TH</sup>. It can change to the August date once we hear from Ms. Parker. The motion CARRIED.

**WORKSHOP:**

**Master Plan Vision** – Mr. Dingman will bring a draft copy to our June 25<sup>th</sup> meeting.

**Land Use & Historic Resources Sections** – A discussion was held as to what is needed and how much we have left for funds. Mr. Dingman and Mr. Capone shall look into quotes for the Land Use section as required. The Historic Resources has a grant plus LRPC is adding from their grant for this.

**Proposed Zoning Amendments** - Ms. DeStefano asked what the Board wanted to do about parking this year. Both Mr. Paradis and Mr. Dingman feel that we have enough on our plate with the Master Plan update. Mr. Dingman mentioned that the Conservation Commission may be presenting something to us this year. He then mentioned that Mr. Hertrich, new owner of the

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**Proposed Zoning Amendments continued:**

Rollins Block building, has planned to continue with the residence on the 2<sup>nd</sup> floor, which will require parking. A discussion followed in which it was felt that the town should not be an enabler for parking. Mr. Favorite stated that, years ago, folks would voluntarily move their vehicles whenever it snowed. Later on, there were only 3 apartments being used so it was not a problem. After more discussion, the Board determined to let this issue go for this year.

**CORRESPONDENCE:**

There was an invitation to the MidState Health Center Open House for June 16<sup>th</sup> and an e-mail copy between Elise Hubbard, Hazardous Waste Remediation Bureau and Jeffrey Mansfield, Freudenberg-NOK Sealing Technologies concerning required documents to be received.

**REPORTS:**

**Historic District Commission (HDC)** – Mr. Dingman reported that they met with Mr. Hertrich for a Certificate of Approval. They have approved 4 of the 5 issues but have continued the sign portion to July or August. They told Mr. Hertrich that he must see the Planning Board about lights on the sign.

The Commission also listened to Tom Ford in regard to preserving stone walls. He said that he could supply photos of an example across the street from him. Mr. Dingman has since learned that there may be an on-going dispute with this neighbor.

The Commission is also looking for an LCHIP grant (along with the CLG grant) to help with the renovations of the Old Town Hall. The HDC also approved the go-ahead of the Safe Routes to School providing there is consideration of stone walls.

**Selectmen** – Ms. Schneider stated that they are to meet tomorrow night. They continue to look at the Old Town Hall and the LCHIP grant. They feel that they can do what is required with the \$85,000 voted in so as to be able to occupy the building again. Mr. Capone added that Mark Bucklin, Highway Supervisor, has begun the work for correcting the drainage. He has uncovered the storm drain and will complete the tie-in. In the meantime, they now see that the sills are really bad.

Mr. Capone also said that the Old Fire Station roof should get done in the next couple of months. The Selectmen are also discussing the downtown parking situation. When asked about a new Selectman to fill Mr. Denning's term, Mr. Capone stated that they are taking applications until the end of June.

They have heard lots of good comments about the Kelley Park project and have been very pleased with the voluntary participation. A discussion followed with how to get out to folks about things to do in our downtown area. Mr. Dingman stated that the B & B on Summer St.

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**Selectmen's Report continued:**

tells folks of Kelley Park and Ms. DeStefano added that their Real Estate office gives a list of things to do here to all rentals. Mr. Capone noted that we can now walk on sidewalks and paths from the Town Square to the Lake. He added that Newfound Pathways is doing the bike route all around the Lake. There is now an emphasis on pedestrian and bicycle considerations to be done by Planning Boards.

**Capital Improvements Program (CIP)** – They are to meet next Tues., the 17<sup>th</sup>. It was noted that Mr. Hill, the Chairman, has had a mild stroke.

**COMPLIANCE: ANSON SMITH**

C. Dingman made a MOTION, second by E. Seeler, to CONTINUE THE COMPLIANCE HEARING FOR ANSON SMITH TO JULY 9, 2014. The motion CARRIED.

**OTHER:**

Mr. Favorite mentioned that MDTE has \$80 million and there are 30 sites in the Lakes Region. They are to work on 12-15 of the sites. Work is also being discussed for storm-water run-off and on scenic by-ways.

**NEXT MEETING:** Our next meeting is a workshop on June 25, 2014 at 7:00 p.m.

C. Dingman made a motion to adjourn at 8:20 p.m.

Respectfully submitted,  
Jan Laferriere,  
Recording Secretary