

PLANNING BOARD MINUTES

August 13, 2014

APPROVED as amended & clarified:

8/27/14_jrl_____

AGENDA: CONTINUED: 14CUP01, CONDITIONAL USE PERMIT: CAROLYN PARKER/CUMBERLAND FARMS, 25 Pleasant St., #114-178 – WITHDRAWN
14MSP01, MINOR SITE PLAN: R. JON SHACKETT, 30C Lake St., #113-045
WORKSHOP - MASTER PLAN VISION

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

ABSENT: Clay Dingman (excused)

OTHER: R. Jon Shackett

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

CONDITIONAL USE PERMIT: CAROLYN PARKER/CUMBERLAND FARMS

Ms. DeStefano announced that the applicant has withdrawn this application.

MINOR SITE PLAN: R. JON SHACKETT

The secretary read the application, abutters notified, where the hearing was advertised and stated that there was one written receipt plus requirements from the Fire, Health, Water/Sewer, and Land Use Departments as well as the Selectmen and the NH Liquor Commission. The Board read the permission from the owner of the property.

Mr. Shackett stated that he wishes to have a nano brewery (a small brewery) which is less than 200 barrels a year. This would have a tasting room with 4 oz. samples for sale, give out 1 oz. samples, fill ½ gallons for sale and 22 oz. bottles for sale.

The Board then went through the checklist. Mr. Shackett explained that 7 parking spaces have been designated but customers may decide to use other areas of the parking lot. He stated that he will have a light at the upper entranceway and one under the canopy to the right of the lower door. These to be typical house lights. Mr. Paradis stated that these should be downward directed. For signage, Mr. Shackett pointed out that there will be a small sign by the upper door which will be extended a bit beyond the building as Renaissance Florals did not want it on the side closest to her where customers might become confused. At the lower entry, he will letter the awning edge.

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SHACKETT MINOR SITE PLAN continued:

E. Seeler made a MOTION, second by S. Favorite, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Ms. DeStefano read the letter of approval from abutter Norm Hebert, the letter from the Selectmen and Police Chief with no objection, the State of NH Liquor Commission letter giving notice that Mr. Shackett has applied to them and welcomes any comments from the town and the Dept. Heads requirements:

Fire = install Fire-rated walls and install a hard-wired smoke detector.

Health = Inspection before opening.

Water/Sewer = to apply for a third unit and show backflow protection, provide information on what happens in the case of a bad batch (how much to be dumped at a time, provide information on what the waste product will be.

Land Use = permits for renovations and for signs.

Ms. Seeler asked if the State is looking for our comments and the secretary explained that Ms. Goodwin is sending in the Selectmen's letter to them. The Board felt that this would be enough.

Mr. Shackett asked about the location of the hard-wired smoke detector and was told that he should see the Fire Chief.

E. Seeler made a MOTION, second by S. Favorite, to APPROVE, WITH CONDITIONS, THE NANO BREWERY FOR R. JON SHACKETT . THE CONDITIONS: STATE AND FEDERAL PERMITS, EXTERIOR LIGHTING TO BE DOWNCAST, AND THE DEPARTMENT HEAD REQUIREMENTS. The motion CARRIED and plans and Notice of Decision were signed.

MINUTES OF JULY 9, 2014:

The following amendment was made: Page 1, last line, replace "Eats, Gifts, etc." with "Food and Shopping".

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

MASTER PLAN VISION:

Mr. Dingman had e-mailed a copy of his latest revision. Ms. DeStefano felt that the Board should look this over and discuss it at are workshop session.

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COMMUNICATIONS:

There was an e-mail from Jackie Heatley on HB573 and a possible Alternative Treatment Center which Ms. DeStefano placed on her list of things for the Board to consider. Also, a DES Approval for Construction for Christine Heleotis and one for Approval of Operation for Allison & Joel Wade, a copy of The Source, and a survey for Edward Gordon that the Board looked at. Ms. DeStefano read a DOT notice for a temporary driveway for Susan Jackson, River Road.

Mr. Favorite asked the Board if they would be interested in having Colin Brown in to speak with us about survey types as things have become more complicated. The Board seemed to be in agreement to this.

REPORTS:

Historic District Commission – The Commission held a continued C of A for Russell Hertrich and approved the signage on the Rollins Block building. They also had a discussion with Mike Izard, Lakes Region Planning Commission, on his first draft of the revised Master Plan section on Historic Resources. LRPC's effort needs to be complete by Sept. 30th in order to qualify for the CLG grant payment. NHDHR would like a draft by Sept. 8 in order for them to comment to LRPC. Mr. Dingman envisions the Planning Board making some revisions/edits to the draft after this before holding its first public hearing on it, prior to adoption. He asked if the Board wishes to be involved now or to wait for the HDC, LRPC, and NHDHR draft. He also mentioned that the HDC was impressed with Mr. Izard's suggestions for inventorying and mapping historic resources in town (not just structures).

Selectmen – Ms. Schneider stated that the sills are done on the Old Town Hall. Chimney work will be done next Monday and the contractor is measuring the heating duct and to service the furnace. Michael Capone (Town Administrator) is working on Safe Routes to School and with the Transportation Alternative Program for Merrimack St., Beech St., and possibly the Pemi-path. The sidewalk plow has been ordered; it is a secondhand one with an extended warrantee. The Selectmen still have a vacant seat.

Capital Improvements Plan – To meet in a couple of weeks.

CHANGES TO ROAD STANDARDS:

The Select Board, Mr. Capone, and Mark Bucklin (Highway Superintendent) have drawn up a draft of changes that need to be incorporated into the Site Plan/Subdivision regulations as the current ones are no longer up to standards. Ms. Schneider went over the changes that are needed and Ms. DeStefano will hold this for a workshop and the Board should see if there are other changes to be made at the same time.

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OTHER:

Mr. Capone had e-mailed information about the Library sign lights. Currently, they have upward lights that have caused them problems and are planning on replacing these with gooseneck downward lights. As this will place the sign in compliance, the Board was fine with it.

The secretary informed the Board that 2 new businesses are to move into the Square: a popcorn business to be next door to The Purple Pit and a massage/therapy/facials, etc. business next door to Twin Designs. The Bristol Diner is removing the side portion of their deck so as to repair the foundation. They intend on expanding the deck in back and will be coming in to the Planning Board with the change there.

Questions have been asked about the property next to the Speare building on Lake St. The secretary has spoken with the permit processor and learned that they got the proper permits for a garage (an accessory building) on the property and are well back from the river. Ms. Schneider stated that she has heard that he is going to have a boat storage business there. She felt that he should be brought in to talk with this Board as she has also heard that he is using the apartment for storage. Ms. DeStefano stated that her husband manages the property for the owner and he has the apartment up for rent right now. The garage is just that. Much discussion followed and Ms. Schneider learned that the Board can only look at a property if there is proof of something that is not in compliance. The Board advised her to speak with the Land Use Officer who is the Selectmen's representative for enforcing non-compliance cases. If it has anything to do with the Board, he will send them to us at that point.

Ms. DeStefano met with Debbie Denning last Friday. Debbie is interested in joining the Planning Board as an alternate. The Planning Board looks forward to having her on board.

NEXT MEETING: Our next meeting will be held August 27th at 7:00 pm and is a workshop meeting. The Board would like to invite Al Defeo, Land Use Officer, to this meeting so that they can meet him and to learn how he handles things.

With no other business before the Board, E. Seeler made a motion to adjourn at 8:25 p.m. with a second by E. Schneider.

Respectfully submitted,
Jan Laferriere,
Recording secretary