

PLANNING BOARD  
September 10, 2014

**APPROVED as amended & clarified:**

9/24/14\_\_jrl\_\_\_\_\_

AGENDA: 14LLA01, LOT LINE ADJUSTMENT: FREDERICK J. & MARILYN  
D'AMORE and J. D. BON REALTY TRUST, 44 & 52 Fox Run,  
#107-057 & -058

PCC: MICHAEL & SANDY TSAO, Lake Street, #112-024

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Clay Dingman, Steve  
Favorite, Debbie Denning (Alternate)

ABSENT: Elizabeth Schneider (Selectmen's Representative – conflict)

OTHER: Michael Capone (Town Administrator)

The meeting opened at 7:00 p.m. with a quorum. Ms. Denning sat in for the unfilled member seat.

**LOT LINE ADJUSTMENT: COLIN BROWN**

Mr. Brown explained that the deck of one house was only 3' to 4' from the lot line and the applicants wish to swap equal lot area so as to correct this.

The Board felt that this makes it more conforming. Both property owners are willing to do this.

E. Seeler made a MOTION, second by S. Favorite, to APPROVE THE LOT LINE AS PRESENTED. The motion CARRIED and the plans, Notice of Decision, and mylar were signed.

**PCC: PAUL NEVILLE (REAL ESTATE AGENT), SANDY TSAO**

Ms. DeStefano advised that a PCC is not binding on either the applicants or the Board though the Board will give their best advice based on what is presented. She also advised that no finances be paid based on this.

Mr. Neville stated that the applicants are looking at the previous Renaissance building to relocate. Ms. Tsao stated that they would like to go from a seating capacity of 70 to 50 as 2/3rds of their business is take-out. Where they are is too large.

Mr. Dingman asked how much parking is there and was told that there are just 3 spaces to the side of the building. A discussion was held as to the Dog Grooming shop next door, owned by Faye Foster and Bruce Platts. Mr. Neville thought that the applicants may want to look into purchasing that lot, and maybe the one next to it for parking. Mr. Dingman asked about the

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**PCC: TSAO continued:**

possibility of leasing space from Mr. Corbeil on the other side and they thought that was worth looking into. Mr. Paradis calculated the parking requirement to be 16 or 17 spaces and added that the Planning Board can reduce this number 25% if asked and deemed appropriate. Mr. Dingman noted that they said that a lot of their business is carry-out. Ms. Seeler added that, if they purchased the dog grooming building and removed it, that would allow for a little more area for parking. Mr. Dingman stated that it would be nice to eliminate the front parking and do some landscaping instead. Parking is the biggest issue, he added. Ms. Seeler mentioned that it is difficult to back out onto Lake Street from the front. Mr. Neville said that it would be preferable to have green in front and parking to the sides. He felt that they should speak with Mr. Corbeil and the owners of the other lots. Ms. DeStefano mentioned that we require 10' x 20' parking spaces. They could ask for smaller.

Mr. Neville asked if they could come back for other PCC's if needed and was told that they can come back as often as they feel necessary; that it is better to get things right when they come in for a hearing. The Board would prefer no parking in front if at all possible. Mr. Paradis mentioned that the Board usually allows the deduction.

**MINUTES OF AUGUST 27, 2014:**

The following amendments and clarifications were made:

To correct the spelling of Mr. Defeo's name through-out the minutes: from "Defoe" to "Defeo". Page 2, 2<sup>nd</sup> paragraph, line 2, replace "out" with "on line". 3<sup>rd</sup> line, delete "3". 8<sup>th</sup> line, following "strategy" insert "not tactics". 3<sup>rd</sup> paragraph, 5<sup>th</sup> line, following "more" insert "for economic development". 4<sup>th</sup> paragraph, 3<sup>rd</sup> line, replace "survey monkey" with "Survey Monkey Account".

Page 3, 1<sup>st</sup> paragraph, 2<sup>nd</sup> line, replace "are" with "can" and, following "30 days" insert "and thus become more or less permanent". Under Site Plan/Subdivision Regulations, 1<sup>st</sup> line, replace "something" with "his opinion that Site Plan Review should be required" and replace "during" with "as a result of". Under Selectmen, 3<sup>rd</sup> line, replace "ray" with "array".

C. Dingman made a motion, second by D. Denning, to approve the minutes of August 27 as amended. The motion carried with one abstention.

**COMMUNICATIONS:**

Looked at were: a DES Approval for Operation for Lawrence & Renee Legrand, 60 Peaked Hill Rd., #222-014, a DES Approval for Construction for Marylou & Ronald Drohr, Sundown Rd., #205-028, and a DES Approval for Construction for Brian & Jane Friolet, Autumn Lane, #205-023.

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**REPORTS:**

**HDC** – Mr. Dingman stated that their meeting was canceled due to primary voting. Mike Izard, LRPC, finished the draft of the proposed Historic section for the Master Plan and Mr. Dingman has forwarded it to the NH Division of Historical Resources.

**Selectmen** – Mr. Capone asked if the Chair had received the memo for a proposed budget for next year. Ms. DeStefano had and said that she will do this. Mr. Capone asked if the Board will address parking this year and was told that the Board wanted to focus on the Master Plan for this year.

Mr. Capone stated that the roof is going on to the Old Town Hall now. The chimney work is done. Duct work is to be done next week and then the sheet rock. They are still under budget at this point. He added that he is to recommend to the Select Board that the Old Fire Station roof be done.

Mr. Capone also reported that Mike Izard has done a downtown traffic study and we should get the results in late September or early October. Mr. Capone is also to put in an ad for the rest of the Master Plan contracted work.

Mr. Capone stated that Transportation Advisory is submitting two applications for grants but money is short so it will be extremely competitive.

Mr. Dingman asked about feedback on the HDC input in regard to Safe Routes to School. The HDC had been asked to comment on this and he was wondering if they had all that was needed. Mr. Capone will check into this.

Mr. Capone also mentioned that the Land Use Officer, Al Defeo, will attend our meeting on Sept. 24<sup>th</sup>. Mr. Dingman asked about the demolition on Spruce Street last Sunday. The secretary will research what was supposed to be done. Mr. Capone added that any toxic materials had been mitigated.

**CIP** – Meet next week and are working on the Spreadsheet.

**Next Meeting:** The Planning Board will meet on Sept. 24<sup>th</sup> with Mr. Defeo. We shall also work on the Conservation Commission's proposed amendment and the Vision section for the Master Plan.

With no other business before the Board, the meeting adjourned at 7:56pm

Respectfully submitted,  
Jan Laferriere, recording secretary