

PLANNING BOARD  
October 8, 2014

**APPROVED as amended:**

10/22/14\_\_jrl\_\_\_\_\_

AGENDA: PCC: RON VARY, 71 Bristol Hill Rd., #224-006  
PCC: SHARON & KANE LORAH, Silver Shores/Shore Drive, #111-033.14  
2015 CIP PRESENTATION BY THE CIP COMMITTEE

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Rick Alpers (Sel. Rep.), Clay Dingman, Steve Favorite, Betty Seeler, Debbie Denning (Alternate)

ABSENT: Betsy Schneider (conflict)

OTHER: Michael Capone (Town Administrator), Sharon Lorah, David Hill & Don Milbrand (CIP Committee)

The meeting opened at 7:00 p.m. Ms. DeStefano thanked Selectman Alpers for sitting in for Ms. Schneider.

**PCC: SHARON & KANE LORAH**

Ms. DeStefano explained that a PCC is neither binding on the applicant nor the Planning Board but the Board will answer to the best of their ability. She also reminded Ms. Lorah not to make any financial obligations based on a PCC.

Ms. Lorah stated that they wish to rebuild their cottage, which is #14 on the tax map. The existing cottage is 34' long with 2 decks, 1-6' and 1-8'. They would like to put up a cottage that is 46' long with a 10' deck. At present, the cottage is 12' high with 28" off the ground (total of 14' 4"). They want to change to 22' high (19' + 3' of foundation). She has approval from the Association. They have a shared septic that they hope to keep (Bruce Barnard is working on that now). They shall have the same amount of bedrooms. They hope to retire in the new cottage.

Mr. Dingman asked how the lot coverage is determined in a PUD (Planned Unit Development). The Board stated that it would have to be calculated for the whole complex; 25% is allowed. Otherwise, she would need a variance. Questioning how far back the cottage is from the Lake, Mr. Dingman read about a Special Use Permit (page 61 of the Zoning Ordinance) which may be required. Ms. Lorah stated that Mr. Barnard is also working on the lot coverage. It was also mentioned that she should speak with DES about the Comprehensive Shoreland Protection Act. They believe that this is measured from the high water mark.

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LORAH PCC continued:

Mr. Dingman then listed the possible needs for this project: a Special Exception with the ZBA for height increase, a Variance with the ZBA for lot coverage, a Special Use Permit with Planning if within 50' of the Lake, and DES about Shoreland Protection.

Mr. Paradis asked if Ms. Lorah has spoken with her neighbors about the project and she stated that she has and no-one is opposed. The Board then explained that she should see the secretary about the necessary forms and schedules. She was thanked for coming in.

2015 CAPITAL IMPROVEMENTS PLAN (CIP) PRESENTATION: David Hill and Don Milbrand

Mr. Hill began with the write-up portion.

POLICE: Cruisers - Mr. Hill explained that the Police Chief would prefer a 3-year lease for 3 cruisers (due to high mileage and not purchasing a cruiser in 2014) with a 100,000 mile bumper to bumper warranty and with maintenance included at a cost of \$44,000 a year. To buy a single cruiser in 2015 would cost \$44,000 with a warranty of 30,000 miles and we would have to pay for maintenance.

Communication Equipment – They are asking to expend \$12,660 to replace equipment at the station, replace 1 radio in a cruiser, and put a repeater on Hemp Hill. Ms. Denning asked if there is a warranty and was told probably for a year.

PUBLIC WORKS: Road Paving - \$250,000, the same as for this year.

2008 Ford F550 Truck – Scheduled to be replaced in 2015 at an estimated cost of \$120,000. The committee recommends a 2-year lease/purchase.

1988 Vacuum Truck – Due for replacement in 2016. The committee thought that this might be contracted out but Mr. Bucklin, Highway Superintendent, is not keen to do this as he uses it for other projects. For the Downtown, the sidewalk tractor can sweep up but just piles it and then it would need other means to take it away.

FIRE DEPARTMENT: Chief's Command Vehicle – Besides being the Command vehicle, it is used for other purposes that include administration, inspections, and training. It also contains the radio control systems. Its normal replacement schedule was 2013. Further costs to repair it are not cost effective. A Ford vehicle goes for \$27,000 plus \$3,000 each for lights and radio for a total of \$33,000. The committee recommends this purchase over the more expensive Chevrolet version.

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FIRE DEPT. CIP continued:

Hydraulic Tools (Jaws of Life) – The Fire Dept. has 2 sets and are urging the replacement of one at an estimated cost of \$50,000. The current cutters cannot cut through some of the newer materials in later model vehicles.

TOWN GENERAL: Town Office Building Space Needs: The current police facility is not in compliance with State code. Deficiencies are primarily with booking and holding areas and with evidence storage. The town offices are currently overcrowded and lack adequate storage space. The committee recommends \$150,000 to start a capital reserve account to start to address this need.

Back-up Generator – This unit will cover emergency power for the town office. The Fire Dept. unit would not be available here as they would also need power. An appropriation of \$26,000 is needed to receive a matching grant resulting in a net expenditure of \$13,000.

Town Buildings Maintenance Fund – The town voted to establish a fund with \$20,000 to go into it for this purpose. The committee feels that it is not enough to cover a major repair and recommends adding \$10,000.

Water Street Recreational Facility – Still tied up at this time.

Mr. Milbrand then presented the Spreadsheet which includes everything in the write-up, all debt payments and revenues, along with the bottom line figures. He explained that 2015, 2016, and 2017 are higher due to trying to catch up. After that, the figures begin to level off.

C. Dingman made a MOTION, second by E. Seeler, to APPROVE THE 2015 CIP AS PRESENTED. The motion CARRIED.

Mr. Hill then asked what the Planning Board does with this now. The Board explained that it goes to the Budget Committee and Selectmen as a recommendation. Mr. Hill still did not see the need of bringing this to the Planning Board if they do nothing more with it. The Board explained that the RSA requires it as a subcommittee to the Planning Board and Mr. Capone added that we cannot impose Impact fees unless we have a CIP. Mr. Hill stated that he would like to see more support from the Board. Mr. Capone reminded him that the plan is only a recommendation. Mr. Alpers added that they find it to be an excellent guide but still have to make some hard choices to balance everything. He added that we have made a lot of headway since the committee began. Mr. Favorite stated that the committee had a lot of discussion on buildings and maintenance this year. Mr. Alpers mentioned that they are working to set up and Economic Development Committee, as well. A Nov. 8<sup>th</sup> meeting is to be held. The Board thanked the committee for their efforts.

PCC: RON VARY --- NO SHOW.

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MINUTES OF SEPTEMBER 24, 2014: The following amendments and clarifications were made: Page 1, last paragraph, 3<sup>rd</sup> line, before “signs” insert “expired temporary”. Page 2, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> line replace “Mr. Dingman asked if he has” with “Mr. Dingman asked Mr. Defeo if being part-time he has”. 3<sup>rd</sup> paragraph, 5<sup>th</sup> line, replace “extrapolate” with “extract” and 6<sup>th</sup> line, replace “Ms. Seeler thought it is more of a health code issue.” With “Ms. Seeler said if it is presented as a health code issue it may pass.” Page 3, Temporary Signs, 2<sup>nd</sup> paragraph, insert “in question” following “situation” and end the sentence after “Historic District”. Under Master Plan, 2<sup>nd</sup> line, replace “District” with “Division”.

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

COMMUNICATIONS: None.

REPORTS:

HDC – Mr. Dingman reported that they did not meet in October as they had no hearings. He received the final draft of the Historic section of the Master Plan from Mike IZARD, LRPC. He will review it and then send it on to the NHDHR for their input. The NHDHR are to supervise getting the Old Town Hall on to the National Register.

SELECTMEN: Mr. Alpers stated that the auditors have given us a clean bill. Mr. Capone added that there are no new issues and we have corrected 4 and have 1 other in process. Mr. Alpers continued by saying that the Selectmen are excited about the organizing of an Economic Development Task Force. They are to determine the committee next week. Next Wed., they are to receive the findings on the School District, he added.

CIP: Nothing further.

NEW BUSINESS:

The secretary stated that a question has come up about the requirement of a Special Use Permit. She explained that a Wulamat Road property is to demolish the present cottage and rebuild a slightly larger one further back from the Lake. It will still be a little bit in the Comprehensive Shoreland setback but is an improvement from the existing cottage. The question is whether or not a Special Use Permit is needed. Much discussion was held and the Board determined that a Special Use Permit is not needed in this case.

Ms. DeStefano stated that the proposed Zoning changes are still with town attorney Waugh to check the language as he has recently returned from vacation and has not had time to complete this task.

With no other business, Mr. Dingman moved to adjourn at 8:10 pm.  
Respectfully submitted, Jan Laferriere, recording secretary